



Hillary Road, Eastham

£230,000



LESLEY HOOKS
ESTATE AGENTS





As you step into the inviting reception hall, your gaze is immediately drawn to the laminate flooring, setting the tone for the contemporary ambiance that permeates throughout the residence. The lounge area beckons with its modern feature fireplace, providing a cozy focal point for relaxation. Double doors seamlessly connect the indoor space to the outdoor oasis, where the garden awaits, offering a tranquil retreat for both play area for the children and social gatherings. A culinary haven awaits in the well-appointed kitchen, boasting a stellar array of cream shaker-style units adorning both eye and floor levels. Integrated appliances including an oven, hob, and extractor fan elevate the culinary experience, while ample space allows for the seamless operation of appliances. Three generously proportioned bedrooms offer ample space for rest and rejuvenation, each adorned with touches of tasteful decor and natural light. The four-piece bathroom exudes luxury, featuring a vanity unit, low-level WC, bath, and separate shower cubicle, catering to both relaxation and practicality. Outside, the meticulously maintained gardens provide a picturesque backdrop for outdoor activities and al fresco dining, with swathes of lush lawn adding to the tranquility of the setting. A garage and driveway offer convenient parking options, enhancing the practicality of this delightful abode. Positioned in a quiet enclave, just a leisurely ten-minute stroll from Raeburn Primary School and Heygarth Primary School, this residence offers an ideal setting for families seeking educational excellence. For retail therapy and culinary delights, Bromborough Retail Park beckons with its diverse array of stores, restaurants, and leisure pursuits, all just a brief five-minute drive away. Transportation convenience is assured, with Bromborough Station within easy reach and numerous bus routes crisscrossing the vicinity, ensuring seamless connectivity to surrounding areas. For commuters, motorway networks with links to Liverpool and Chester are a mere five-minute drive away, offering effortless access to urban amenities and beyond.

Entrance Hall

8'5" (2.57m) x 6'4" (1.93m)

Lounge

21'3" (6.48m) x 11'1" (3.38m)

Kitchen

14'8" (4.47m) x 8'5" (2.57m)

Bedroom One

11'11" (3.63m) x 11'5" (3.48m)

Bedroom Two

11'0" (3.35m) x 9'9" (2.97m)

Bedroom Three

8'6" (2.59m) x 8'6" (2.59m)

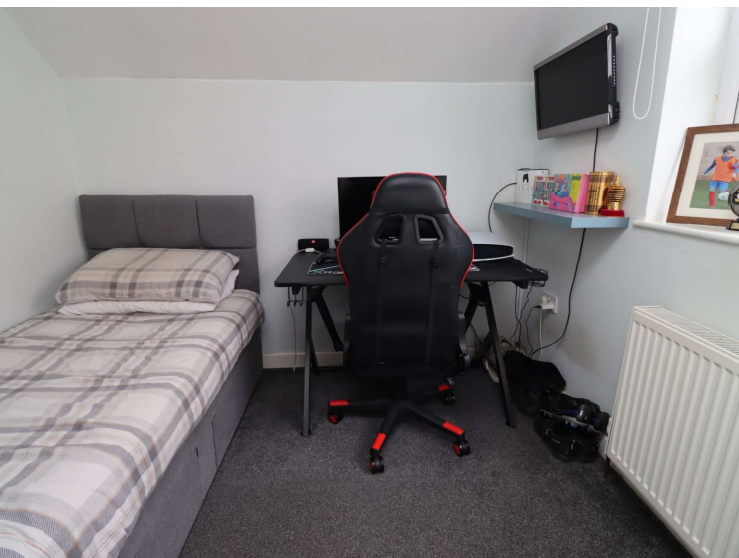
Bathroom

8'4" (2.54m) x 4'10" (1.47m)

Garage

17'0" (5.18m) x 7'3" (2.21m)

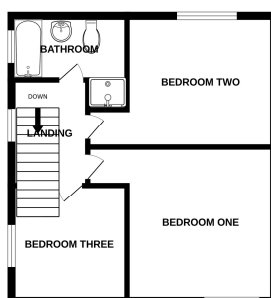
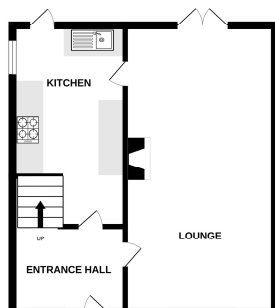
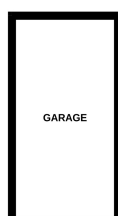






GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	84
	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02024

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.