



St David Road, Eastham

£270,000



LESLEY HOOKS  
ESTATE AGENTS







This immaculate three bedroom semi detached home is a perfect blend of style and comfort, offering everything you need for modern living in a sought after residential area. As you step into the inviting hallway, you immediately feel the warmth and charm of the home. To the front, the elegant dining room features a beautiful bay window that fills the space with natural light, creating a welcoming atmosphere for family meals and gatherings. An open archway leads you seamlessly into the living room, where double doors open onto the garden, allowing for a perfect indoor outdoor flow. The kitchen is modern and well fitted, with ample storage and countertop space, making it a joy to cook in. It also has direct access to the garden, ideal for entertaining or simply enjoying a morning coffee outside. Upstairs, the home boasts three good sized bedrooms, each thoughtfully designed with style and comfort in mind. The four piece bathroom is a standout feature, offering a luxurious walk-in shower and a separate bath, perfect for unwinding after a long day. The garden is a true delight, offering a generous lawn and a lovely wooden pergola that provides an ideal seating area for relaxing or entertaining guests. The space is large enough for children to play while still being easy maintenance. To the front of the property, there's a driveway with off road parking, ensuring convenience and ease. Additionally, a shared driveway leads to the rear garden, where you'll find a garage, offering extra storage or space for hobbies. Situated in a popular residential area, this home enjoys proximity to a range of sought after amenities. It's just a short distance from the beautiful Eastham Country Park, perfect for nature walks and outdoor activities, and the Eastham Lodge Golf Club for golf enthusiasts. The picturesque Eastham Village, with its charming character and local eateries, is also nearby, adding to the appeal of this fantastic location. This home is immaculate throughout, with every detail carefully considered to create a stylish, comfortable living environment. Freehold. Council Tax Band B. EPC C.



### Hallway

12'8" (3.86m) x 6'11" (2.11m)

### Lounge

12'11" (3.94m) x 10'5" (3.18m)

### Dining Room

14'11" (4.55m) x 11'0" (3.35m)

### Kitchen

12'10" (3.91m) x 7'5" (2.26m)

### Bedroom One

13'0" (3.96m) x 10'5" (3.18m)

### Bedroom Two

15'6" (4.72m) x 9'11" (3.02m)

### Bedroom Three

9'0" (2.74m) x 8'0" (2.44m)

### Bathroom

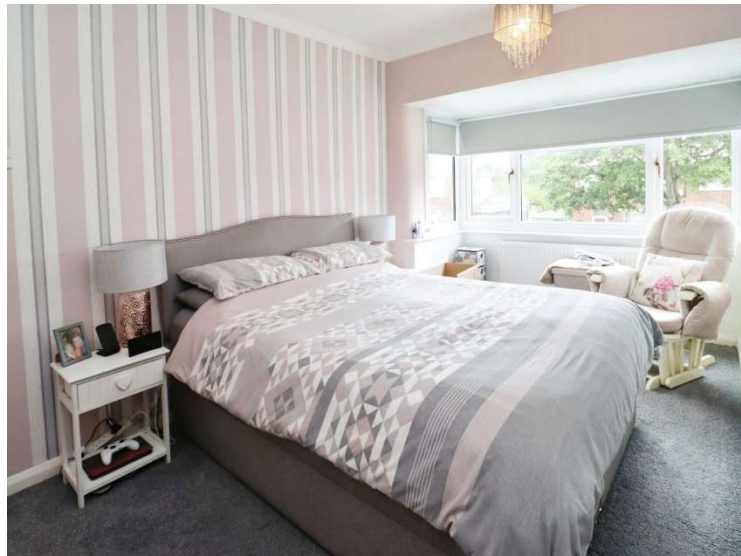
8'4" (2.54m) x 7'6" (2.29m)

### Garage

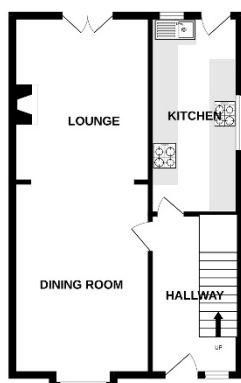
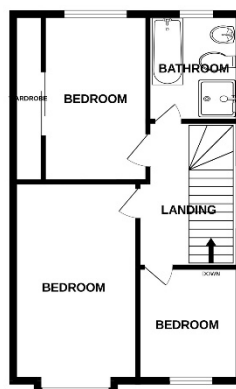
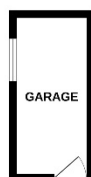
16'6" (5.03m) x 8'3" (2.51m)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Contact Us:

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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.