



Kingsley Avenue, Eastham

Offers Over £170,000



LESLEY HOOKS
ESTATE AGENTS





This well-proportioned three-bedroom end-terrace home offers an abundance of space both inside and out, making it an ideal choice for families or those seeking extra room to grow.

Upon entering, you are welcomed into a bright and airy entrance hall, leading to a spacious lounge complete with a charming fireplace, perfect for cozy evenings. The kitchen/breakfast room provides a fantastic space for cooking and dining, with a hallway giving access to a downstairs WC and a door opening onto the rear paved garden. The property benefits from additional outdoor space to the side, offering further potential and leading to a garage and outhouse store.

Upstairs, the first floor comprises three well-sized bedrooms and a modern shower room, catering to the needs of a growing family.

Externally, the property boasts a large grassed area to the front, adding to the sense of space and privacy set back from the road with a driveway leading to the garage. With its generous layout, convenient location, and fantastic outdoor areas, this home presents a wonderful opportunity for comfortable living.



Hallway

12'6" (3.81m) x 6'0" (1.83m)

Lounge

14'0" (4.27m) x 12'1" (3.68m)

Kitchen

17'4" (5.28m) Max x 10'0" (3.05m)

Downstairs WC

4'6" (1.37m) x 2'10" (0.86m)

Bedroom One

12'1" (3.68m) x 11'7" (3.53m)

Bedroom Two

12'10" (3.91m) Max x 10'0" (3.05m)

Bedroom Three

8'7" (2.62m) x 8'4" (2.54m)

Shower Room

7'3" (2.21m) x 5'5" (1.65m)

Garage

16'9" (5.11m) x 8'4" (2.54m)



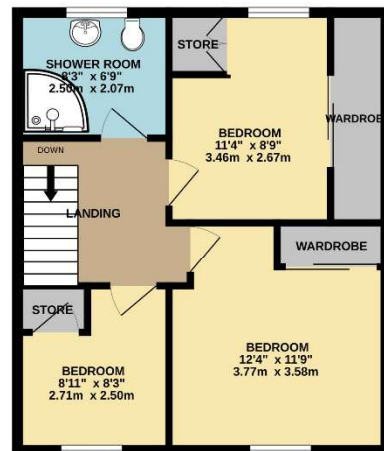




GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



| Energy Efficiency Rating | |
|--------------------------|---------------|
| Current Rating | Target Rating |
| A | B |
| B | C |
| C | D |
| D | E |
| E | F |
| F | G |
| G | |
| England & Wales | |

TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.

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