



Helsby Avenue, Eastham

Offers Over £150,000



LESLEY HOOKS
ESTATE AGENTS





Nestled at the end of a terrace, this property offers an exciting opportunity for first-time buyers looking to step onto the property ladder. Set back from the road, the home boasts an elevated position with a charming grassed area to the front, providing a pleasant sense of privacy and space.

As you enter the property, you're welcomed into a hallway that leads to a spacious lounge — perfect for relaxing or entertaining. The kitchen offers a functional layout with potential for modernisation, allowing you to put your own stamp on the heart of the home.

Upstairs, you'll find three generously sized bedrooms, ideal for a growing family or creating a dedicated home office space. The bathroom is complemented by a separate WC, adding convenience for busy mornings.



Outside, the property continues with practical outbuildings and additional storage options. The rear garden provides a versatile outdoor space — whether you envision a tranquil retreat, a play area for children, or even a garden project to make it your own.

This home is bursting with potential and is an excellent prospect for those who aren't afraid of a little work to create their dream home. If you're ready to roll up your sleeves and add value, this could be the perfect project to start your homeownership journey!

Hallway

11'0" (3.35m) x 6'0" (1.83m)

Lounge

20'6" (6.25m) x 11'2" (3.4m)

Kitchen

11'2" (3.4m) x 8'11" (2.72m)

Bedroom One

14'11" (4.55m) Max x 12'8" (3.86m) Max

Bedroom Two

8'8" (2.64m) x 7'11" (2.41m)

Bedroom Three

12'1" (3.68m) x 5'10" (1.78m)

Bathroom

6'4" (1.93m) x 5'11" (1.8m)

Separate WC

6'4" (1.93m) x 5'11" (1.8m)



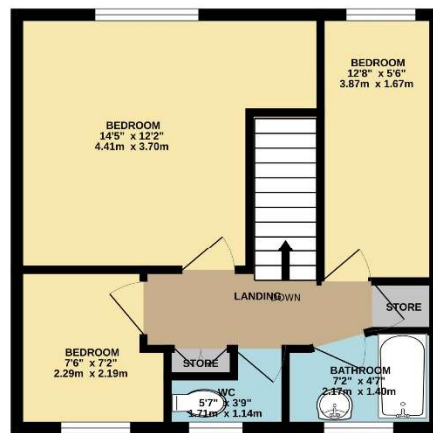




GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(35-45) A		
(46-55) B		
(56-65) C		
(66-75) D		
(76-85) E		
(86-95) F		
(96-100) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.