



Adaston Avenue, Eastham

£230,000



LESLEY HOOKS  
ESTATE AGENTS







This beautifully renovated semi detached house has been upgraded to a high standard, offering a perfect blend of modern living and traditional charm.

As you enter, you're greeted by an entrance hallway leading to the spacious lounge, which serves as the heart of the house. This generous sized room is complemented by a superb feature log burner, adding both warmth and character, and creating a cosy atmosphere for family gatherings or quiet nights in. The lounge flows seamlessly into a modern kitchen breakfast room, which is flooded with natural light from numerous windows overlooking the rear garden.

Upstairs, the property continues to impress with two double bedrooms. Both rooms are spacious and well proportioned, offering plenty of room for large furniture and additional storage. The neutral décor and natural light create a peaceful and relaxing environment, ideal for unwinding after a busy day. The family bathroom is a stylish, modern three piece suite, designed with attention to detail.

Outside, the property continues to impress. To the front, there is ample off road parking as well of plenty of space to the side of the property. To the rear, the garden is of a very good size and is mostly laid to lawn, offering plenty of space for entertaining.

This stunning semi detached home, with its excellent location and superb renovation, offers a perfect opportunity for those looking for a stylish, move-in-ready property with plenty of space inside and out. Freehold. EPC D. Council Tax Band B.



#### **Entrance Hall**

3'11" (1.19m) x 2'10" (0.86m)

#### **Lounge**

14'0" (4.27m) x 13'8" (4.17m)

#### **Kitchen Breakfast Room**

17'0" (5.18m) x 8'0" (2.44m)

#### **Bedroom One**

15'8" (4.78m) Max x 11'2" (3.4m)

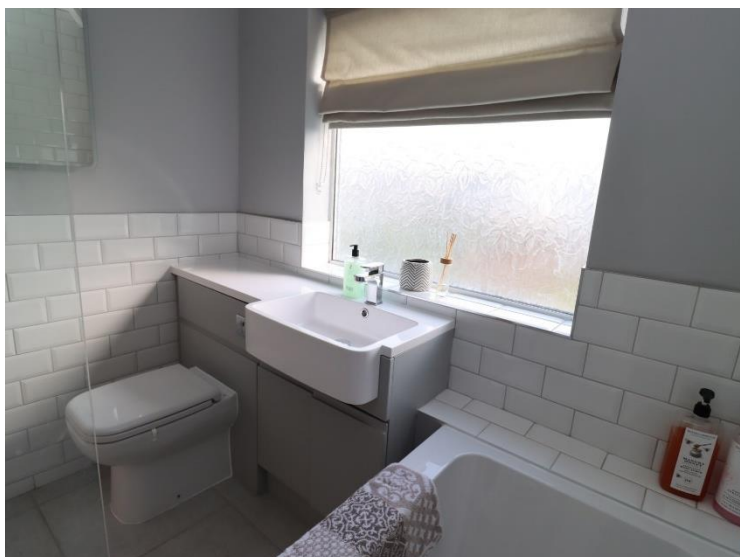
#### **Bedroom Two**

11'3" (3.43m) x 9'7" (2.92m)

#### **Bathroom**

7'0" (2.13m) x 6'11" (2.11m)



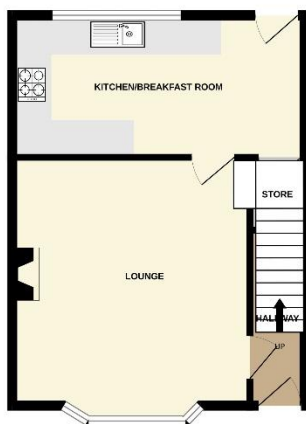







GROUND FLOOR

1ST FLOOR



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 misstatement. This plan is for illustration 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 condition or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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:**

**0151 334 5875**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

23 Allport Lane, Bromborough,  
Wirral, Merseyside, CH62 7HH

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