



Delamere Close, Eastham

£170,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the far-left-hand corner of Delamere Close, this charming three-bedroom semi-detached home offers a rare opportunity for those seeking generous outdoor space. Set back from the road, the property enjoys an extensive plot, providing both privacy and versatility.

Upon entering, you're welcomed by a bright and inviting hallway that leads to a spacious lounge — perfect for relaxing or entertaining. The adjoining kitchen is thoughtfully laid out, with ample storage and space for dining, flowing conveniently into a utility room, ideal for laundry and additional household essentials. A handy downstairs WC completes the ground floor layout.

Upstairs, you'll find three well-proportioned bedrooms, offering comfortable accommodation for families or guests. The shower room is tastefully fitted, providing a functional yet stylish space.

One of the standout features of this property is its expansive garden, wrapping around the front, rear, and side of the home. Whether you envision vibrant flower beds, a vegetable patch, or simply a large lawn for children to play, this garden offers endless potential. Additionally, a charming summer house sits tucked away in the garden — perfect for a peaceful retreat, hobby room, or home office.

With its prime position, spacious plot, and versatile living spaces, this delightful home in Delamere Close is brimming with potential and ready for its next chapter.

Porch

6'6" (1.98m) x 1'8" (0.51m)

Hallway

11'10" (3.61m) x 6'1" (1.85m)

Lounge

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

Kitchen

17'2" (5.23m) x 9'10" (3m)

Downstairs WC

4'3" (1.3m) x 2'11" (0.89m)

Utility

5'2" (1.57m) x 3'7" (1.09m)

Bedroom One

12'0" (3.66m) x 11'9" (3.58m)

Bedroom Two

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

Bedroom Three

8'8" (2.64m) x 8'8" (2.64m)

Shower Room

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

Outhouse/Store

8'9" (2.67m) x 6'10" (2.08m)

Summer House

9'9" (2.97m) x 5'9" (1.75m)








GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



FIRST FLOOR
387 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, walls, doors and windows are given as approximate only and responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as the only basis for any decision or action. The purchaser is advised to verify the accuracy of the floor plan and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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