



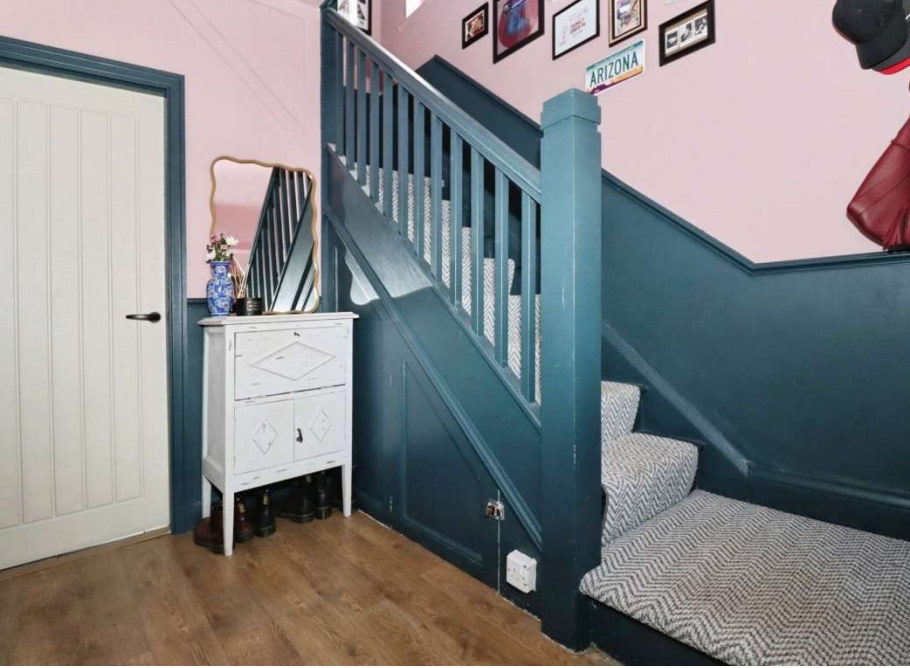
Thornleigh Avenue, Eastham

£1,250 PCM



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented semi-detached house, offering a perfect blend of comfort, style and practicality. Step through the porch into a welcoming hallway, leading to a spacious lounge complete with a log burner, ideal for cosy evenings at home. The lounge flows effortlessly into a dining area, creating a wonderful open-plan feel that's perfect for family living or entertaining guests. The kitchen is well equipped with ample storage and workspace.

To the first floor you will find three well proportioned bedrooms and a modern three piece bathroom. Outside, the property features a driveway with off-road parking, handy side storage, and a delightful rear garden, providing lovely spot to relax or enjoy outdoor dining. Ideally situated, the property is within easy reach of local amenities including a selection of shops along Mill Park Drive and for a more varied range Bromborough Village is a short drive away. Local primary and secondary schools are within easy reach. Eastham Rake train station is a five minute drive away and there are numerous bus routes near by. Council tax band B. EPC Rating D.

Porch

2'9" (0.84m) x 7'1" (2.16m)

Hallway

8'6" (2.59m) x 7'8" (2.34m)

Lounge

19'6" (5.94m) x 10'7" (3.23m)

Dining Area

6'10" (2.08m) x 9'10" (3m)

Kitchen

17'7" (5.36m) x 7'6" (2.29m)

Bedroom One

10'9" (3.28m) x 10'9" (3.28m)

Bedroom Two

8'4" (2.54m) x 11'0" (3.35m)

Bedroom Three

7'0" (2.13m) x 7'6" (2.29m)

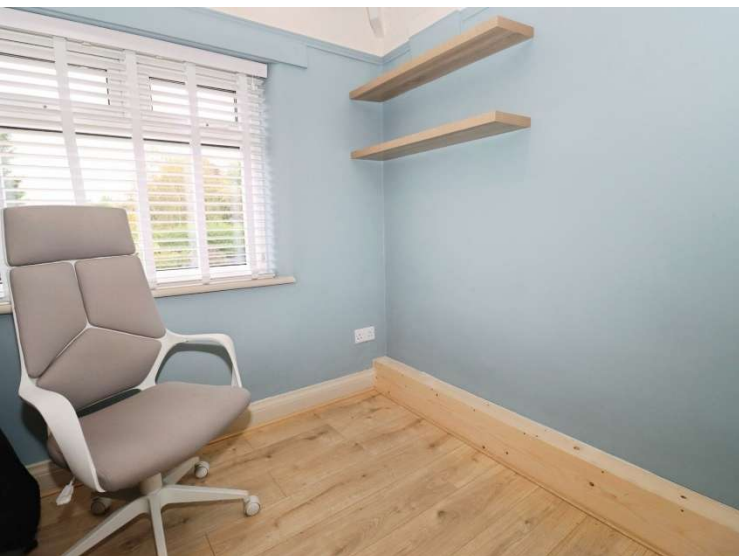
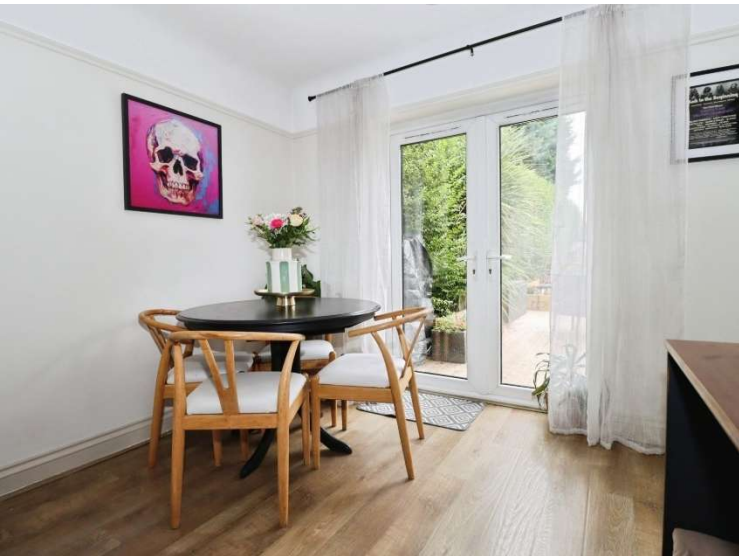
Bathroom

8'1" (2.46m) Max x 7'8" (2.34m) Max

Side Store

12'8" (3.86m) x 4'4" (1.32m)







GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, it is not intended to be a substitute for a professional survey. The plan is for illustrative purposes only and should be used as a guide only. Prospective 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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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.