



# Chapel View, Eastham

£295,000



**LESLEY HOOKS**  
ESTATE AGENTS







Discover the epitome of contemporary comfort in this charming three-story mid-terrace townhouse. This home seamlessly combines modern features with practical design, boasting full uPVC double glazing for optimal insulation and central heating to keep you snug throughout the year. As you enter, you'll be greeted by the welcoming reception hall, featuring a stylish staircase leading to the upper floors. This level also hosts a conveniently located downstairs wc, offering a well-appointed washbasin and a toilet. The living accommodation offers a reception room to the front ideal for a cosy living space, play room or flexible to your requirements. You'll then find the star of the show, the spacious kitchen breakfast room! Adorned with a wealth of cabinets at eye and floor level, this kitchen is a chef's paradise, complete with all the finishing touches including a Belfast style sink and a range of Neff appliances including double oven, hob and extractor. With ample space for dining furniture this space is perfect for those family gatherings. Ascend to the first floor and step into the tranquil lounge, featuring expansive windows that provide captivating views. Bedroom one is a haven of comfort and offers the added convenience of built-in wardrobes and an ensuite shower room. Venture to the second floor to discover three more bedrooms, each with its unique style. The family bathroom is also on this level providing a well appointed suite including a bath with overhead shower. The property graces you with an allocated off-road parking space at the front, ensuring convenience for residents. The rear of the property features an easy maintenance garden complemented by an inviting decking area. Not only is this property cleverly designed for the growing family but it's location has just as much to offer. With an array of amenities all within a stones throw you have a choice of leisure pursuits and recreation at your doorstep. Whether it's walking the dogs in Eastham Woods, taking a stroll down to Eastham Ferry or a few rounds of golf at Eastham Lodge Golf Club there is something for everyone. This sought after and well looked after residential development could be at your fingertips with this superb family home. Excellent transport links provide easy access to the motorway networks leading to Liverpool and Chester, just a swift ten-minute drive away. The property is Freehold and there is a service charge of approx £200 per annum.



1238 Square Ft.



**Sitting Room/Dining Room**

11'7" (3.53m) x 9'4" (2.84m)

**Kitchen**

15'4" (4.67m) x 15'0" (4.57m)

**Downstairs WC**

6'11" (2.11m) x 2'11" (0.89m)

**Lounge**

12'6" (3.81m) x 15'0" (4.57m)

**Bedroom One**

14'4" (4.37m) x 8'5" (2.57m)

**En-Suite**

6'7" (2.01m) x 6'3" (1.91m)

**Bedroom Two**

14'10" (4.52m) x 8'5" (2.57m)

**Bedroom Three**

12'0" (3.66m) x 8'5" (2.57m)

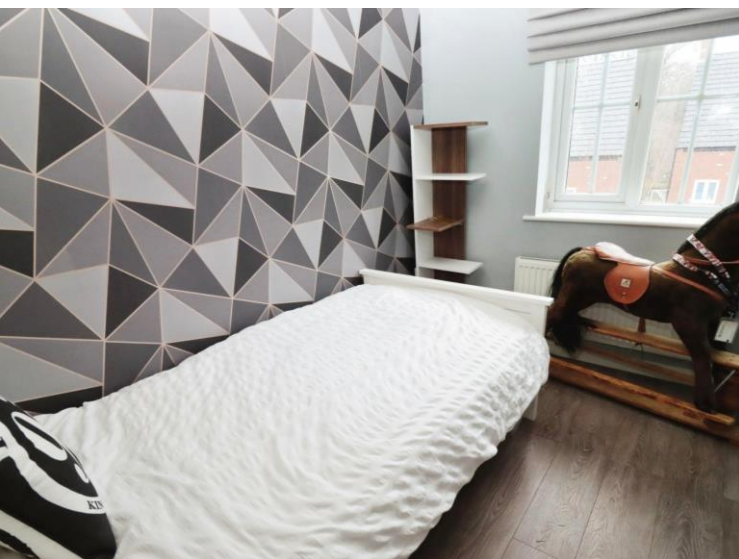
**Bedroom Four**

19'3" (5.87m) x 6'3" (1.91m)

**Bathroom**

6'2" (1.88m) x 5'5" (1.65m)





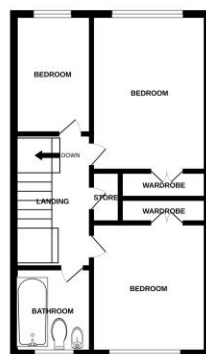
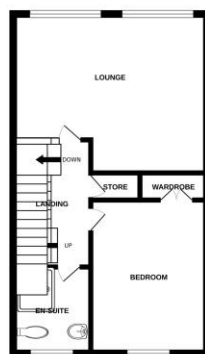




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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