



# Heygarth Road, Eastham

£249,995



**LESLEY HOOKS**  
ESTATE AGENTS





This good size detached property is set on a large plot and the highlight of this residence is its fantastic driveway for several vehicles. The ground floor boasts a well-thought-out layout comprising a welcoming porch, a spacious lounge, and a kitchen/breakfast room for family activities and entertaining. Ascending to the first floor, you'll discover two bedrooms, each offering a comfortable and private retreat. The shower room enhances the overall appeal of the upper level, providing convenience. Beyond the interior, the property offers practical outdoor features. A driveway with ample off-road parking at the front ensures hassle-free arrivals, while the rear of the property boasts a garden complemented with open aspect to the rear. A patio seating area adds a charming touch, creating an ideal space for outdoor relaxation and entertainment. Situated in a popular residential area, this property stands within walking distance to local primary and secondary schools, making it convenient for families with school-going children. The proximity to a variety of shops and eateries adds to the overall convenience. For a broader selection of amenities, Bromborough Village and Retail Park are just a short drive away. Commute and travel considerations are well-addressed, with motorway networks providing quick and easy links to Liverpool and Chester, both reachable in less than a ten-minute drive. The property is offered as freehold, providing the new owners with a sense of security and independence. Council Tax Band B ensures reasonable property taxes, making this home an attractive and practical choice for families.



### **Entrance Porch**

7'9" (2.36m) x 2'7" (0.79m)

### **Lounge**

17'5" (5.31m) x 13'6" (4.11m)

### **Kitchen**

13'6" (4.11m) x 9'6" (2.9m)

### **Conservatory**

11'11" (3.63m) x 8'1" (2.46m)

### **Bedroom One**

13'2" (4.01m) x 8'11" (2.72m)

### **Bedroom Two**

13'2" (4.01m) x 8'11" (2.72m)

### **Shower Room**

9'8" (2.95m) x 4'7" (1.4m)

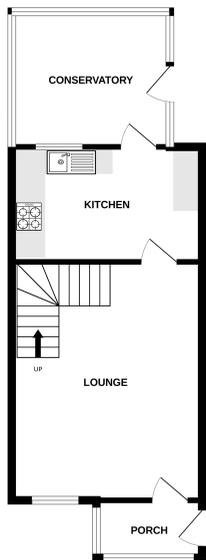






GROUND FLOOR  
473 sq ft. (44.0 sq.m.) approx.

1ST FLOOR  
336 sq ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq ft. (75.2 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of plots, buildings, yards and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given.  
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