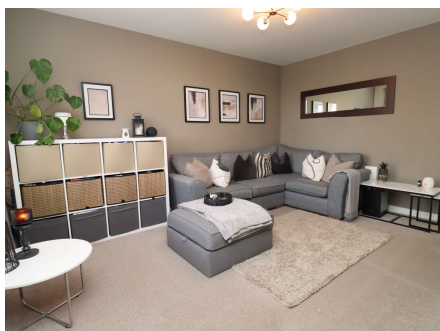




# Harrison Close, Eastham

£250,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this exquisite home, crafted by Bloor in 2017, a testament to modern luxury and comfort. This property is an epitome of contemporary living, boasting a spacious layout and elegant design. As you step into the entrance hall, you're greeted by a sense of warmth and sophistication. The lounge exudes charm, offering a cozy retreat for relaxation and gatherings. However, the true heart of the home lies in the stunning kitchen dining room, a culinary haven where culinary delights are prepared and shared amidst stylish surroundings. Convenience is key with the inclusion of a downstairs WC, catering to the needs of modern living. Ascending to the first floor reveals three generously proportioned bedrooms, each offering a serene sanctuary for rest and rejuvenation. A well-appointed family bathroom ensures comfort and convenience for all occupants. The master bedroom is complete with its own ensuite providing privacy and luxury. Outside, the property boasts ample amenities. A driveway with off-road parking to the side ensures hassle-free arrivals. The rear garden, mostly laid to lawn, beckons with its tranquility, featuring a patio seating area perfect for al fresco dining or leisurely moments in the sun or in the stunning summer house. Positioned ideally within close proximity to Bromborough Village and a short drive from Bromborough Retail Park, residents enjoy easy access to an array of amenities, including shops, restaurants, and leisure pursuits. The convenience extends to education, with local primary and secondary schools within easy reach, ensuring quality schooling for families. Transportation is a breeze, with Bromborough Train Station just a five-minute drive away and motorway networks to Liverpool and Chester conveniently accessible. Additionally, the property's freehold status offers peace of mind, with a nominal maintenance charge for the upkeep of the development, further enhancing its appeal. In essence, this beautiful home epitomizes modern living at its finest, offering a harmonious blend of style, comfort, and convenience in an enviable location. Welcome to a lifestyle of luxury and tranquility.



## Lounge

14'6" (4.42m) x 11'10" (3.61m)

## Kitchen

12'4" (3.76m) x 12'3" (3.73m)

## Downstairs WC

5'8" (1.73m) x 3'3" (0.99m)

## Bedroom One

9'9" (2.97m) x 9'0" (2.74m)

## En-Suite

8'6" (2.59m) x 3'0" (0.91m)

## Bedroom Two

11'8" (3.56m) x 8'10" (2.69m)

## Bedroom Three

11'4" (3.45m) x 6'5" (1.96m)

## Bathroom

6'2" (1.88m) x 3'10" (1.17m)

## Summer House

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



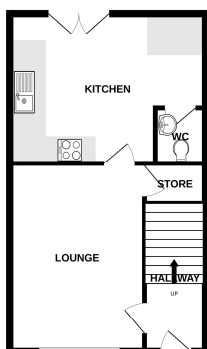




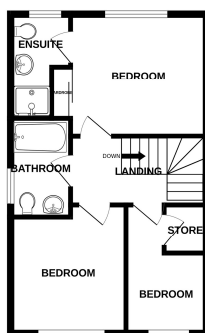




GROUND FLOOR  
576 sq ft, (53.5 sq m.) approx.



1ST FLOOR  
411 sq ft, (38.2 sq m.) approx.



TOTAL FLOOR AREA: 986 sq ft, (91.6 sq m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing information, no representation or warranty is made by the seller or the agent. The plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.  
Please see drawings 12/20/21

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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		
England & Wales	EU Directive 2002/91/EC	

## Contact Us:

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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.