



# Harrogate Close, Eastham

£240,000



**LESLEY HOOKS**  
ESTATE AGENTS





Charming Bungalow Alert! Are you in search of a cozy abode to down size into? Look no further, as this delightful bungalow might just be the perfect fit for you! This property offers comfort, convenience, and a welcoming atmosphere. As you step inside, you're greeted by an inviting entrance hall that sets the tone for the rest of the home. The layout is thoughtfully designed, featuring a spacious lounge where you can unwind and relax after a long day. Natural light floods the room, creating a bright and airy ambiance perfect for both solitude and entertaining guests. Adjacent to the lounge is the kitchen, a functional space this kitchen provides ample room for meal preparation and storage. The bungalow boasts two cozy bedrooms, offering privacy and comfort for residents and guests alike. The stylish shower room adds a touch of luxury, providing a tranquil retreat for relaxation and rejuvenation. Outside, the property continues to impress with plot to the front, side and rear garden, offering a serene escape for outdoor enjoyment. A driveway with off-road parking ensures convenience leading to the garage which provides additional storage space. Located in a vibrant neighbourhood, this bungalow is within easy reach of local amenities. A small selection of shops along Plymyard Avenue caters to everyday needs, while Bromborough Village, with its diverse range of shops and services, is just a short drive away. For those reliant on public transport, numerous bus stops along Plymyard Avenue offer convenient access to nearby destinations. Additionally, quick access to the A41 and motorway networks ensures seamless connectivity for commuters. Don't miss out on the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and take the first step toward a simpler, more enjoyable lifestyle. This property is Freehold.



### **Entrance Hallway**

12'9" (3.89m) x 3'10" (1.17m)

### **Lounge**

16'11" (5.16m) Max x 13'2" (4.01m)  
Max

### **Kitchen**

13'0" (3.96m) Max x 11'8" (3.56m)  
Max

### **Bedroom One**

16'4" (4.98m) x 10'10" (3.3m)

### **Bedroom Two**

10'7" (3.23m) x 8'11" (2.72m)

### **Shower Room**

8'7" (2.62m) Max x 6'6" (1.98m)

### **Garage**

17'0" (5.18m) x 8'8" (2.64m)







GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given.

**Contact Us:**

**0151 334 5875**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

23 Allport Lane, Bromborough,  
Wirral, Merseyside, CH62 7HH

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.