



Eastham Rake, Eastham

£375,000



LESLEY HOOKS
ESTATE AGENTS





This charming and extended residence, boasts a spacious layout and sits proudly on a generous plot, ensuring both comfort and privacy for you and your loved ones. As you approach, you'll be greeted by the allure of the property set back behind an expansive driveway, providing ample space for parking. The modern features including uPVC double glazing and combi fired gas central heating offer efficiency and convenience year-round. Step inside and discover a thoughtfully designed interior. The inviting hallway leads you to various spaces including a convenient downstairs WC, a cosy lounge perfect for relaxation, and an open-plan kitchen dining room, ideal for entertaining guests or enjoying family meals together. The family room is a highlight, featuring bi-fold doors that seamlessly connect the indoors with the outdoors, creating a bright and airy atmosphere. Additionally, there's a utility room for added convenience and a versatile home office/gym space to suit your lifestyle needs. Venture upstairs to find four generously sized bedrooms, providing ample accommodation for the whole family. A modern three-piece bathroom awaits, complete with a shower and shower screen over the bath, ensuring comfort and convenience for your daily routines. Outside, the property continues to impress with a delightful and expansive garden, offering plenty of space for outdoor activities and relaxation. The raised timber deck provides the perfect spot for al fresco dining or simply unwinding while enjoying the beautiful surroundings. With its desirable location, spacious layout, and modern amenities, this extended home offers the perfect blend of comfort, convenience, and style. Don't miss the opportunity to make it yours and create lasting memories in this wonderful abode. Freehold. Council Tax Band E. Energy Rating C.

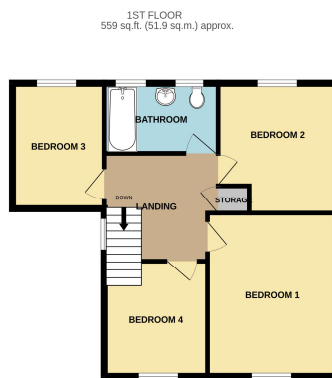
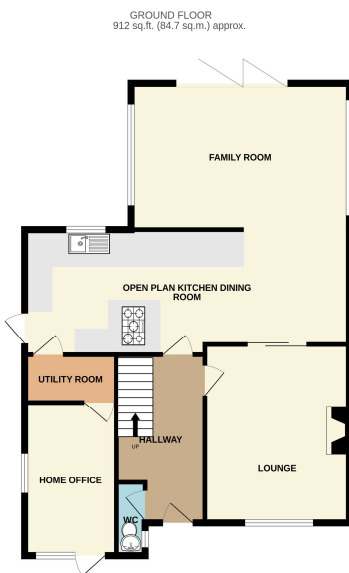


- Hallway**
14'0" (4.27m) x 6'9" (2.06m)
- Downstairs WC**
6'2" (1.88m) x 2'5" (0.74m)
- Lounge**
14'10" (4.52m) x 11'10" (3.61m)
- Open Plan Kitchen Dining Room**
27'5" (8.36m) x 9'7" (2.92m)
- Family Room**
18'4" (5.59m) x 11'10" (3.61m)
- Utility Room**
7'8" (2.34m) x 4'0" (1.22m)
- Home Office/Gym**
12'10" (3.91m) x 7'8" (2.34m)



- Bedroom One**
13'8" (4.17m) x 10'11" (3.33m)
- Bedroom Two**
10'11" (3.33m) x 10'0" (3.05m)
- Bedroom Three** 10'6" (3.2m) x 8'1" (2.46m)
- Bedroom Four**
9'7" (2.92m) x 7'9" (2.36m)
- Bathroom**
8'7" (2.62m) x 5'10" (1.78m)





TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 74 | |
| (55-68) D | | | |
| (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.