



Scafell Close, Eastham

£180,000



LESLEY HOOKS
ESTATE AGENTS





Towards the end of a cul-de-sac off Brookhurst Avenue, this charming mid-terrace home offers modern convenience and cozy living. With uPVC double glazing and a combi-fired gas central heating system, comfort and efficiency are assured throughout the year.

The layout of this delightful home is both practical and inviting. Upon entering, you are welcomed by an entrance porch leading into a spacious lounge that seamlessly flows into the kitchen/dining room, which is spacious and light, making it an ideal spot for both everyday living and entertaining.

Upstairs, the property features three well-proportioned bedrooms, offering ample space for a family or for use as home offices. The shower room is equipped with a three-piece suite.

Outside, the property the rear garden is laid to lawn, providing a private relaxation and outdoor activities. At the front, a further garden area catches the evening sun, perfect for unwinding after a long day. Additionally, the property includes its own allocated garage, providing secure parking and extra storage space.

Located in a popular residential area, this home is just a five-minute walk from Eastham train station, offering convenient access to public transportation. Numerous bus routes are also nearby, and the motorway networks connecting to Liverpool and Chester are just a ten-minute drive away, making commuting and travel a breeze.

This mid-terrace home is a wonderful opportunity for those seeking a comfortable, modern living space in a well-connected and desirable location. Don't miss the chance to make this charming property your own.

Entrance Porch

3'10" (1.17m) x 3'0" (0.91m)



Lounge

15'8" (4.78m) x 14'2" (4.32m)

Kitchen/Dining Room

15'7" (4.75m) x 9'11" (3.02m)

Bedroom One

11'2" (3.4m) x 9'2" (2.79m)

Bedroom Two

10'8" (3.25m) x 9'0" (2.74m)

Bedroom Three

8'0" (2.44m) x 6'2" (1.88m)

Bathroom

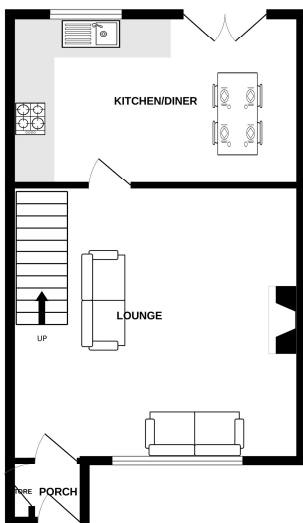
6'2" (1.88m) x 5'8" (1.73m)



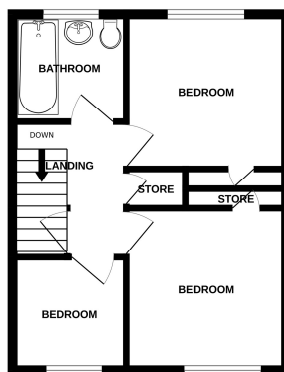




GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan concerned 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 for 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.
Made with floorplan 02024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C	69	
(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	

Contact Us:

0151 334 5875

lesley@lesleyhooks.co.uk

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

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