



# Eccleston Avenue, Bromborough

£170,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this charming three-bedroom semi detached property, perfectly situated in a nice location set back from the road. This home presents an excellent opportunity for first-time buyers looking to put their personal stamp on a property. With no chain, it offers a smooth and hassle-free purchasing process. The property comprises entrance hallway that leads into the main areas of the home, with a door onto the lounge/diner, this space is perfect for family gatherings and entertaining, offering a versatile space that can be adapted to your needs. The kitchen, though in need of modernisation, has great potential to be transformed into a contemporary culinary space. There is also a useful utility store located to the side of the property which provides additional storage and space. The property boasts three well-proportioned bedrooms, offering ample space for a growing family or for use as a home office or guest rooms. The bathroom is ready for a makeover, allowing you to create a modern and relaxing retreat. Enjoy outdoor living with gardens to both the front and rear of the property, ideal for gardening enthusiasts or for creating a comfortable outdoor space for relaxation and entertainment. The property enjoys a peaceful setting while still being conveniently located close to local amenities, schools, and transport links. It's a fantastic spot for those seeking a balance between tranquillity and accessibility.



Brimming with potential and offering a blank canvas for you to modernise and personalise according to your tastes. Whether you're looking to update the interior or enhance the garden spaces, this property provides a wonderful opportunity to create your dream home. This three-bedroom semi detached home is ready for someone with a vision to bring it to life. With its great location, ample space, and the potential for modernisation, it's a fantastic investment for your future. Don't miss the chance to make this house your home – schedule a viewing today and imagine the possibilities!

**Entrance Hall**  
10'10" (3.3m) x 6'6" (1.98m)

**Lounge/Diner**  
20'6" (6.25m) x 11'11" (3.63m)  
Narrowing to 9'5"

**Kitchen**  
12'2" (3.71m) x 10'10" (3.3m)

**Downstairs WC**  
6'0" (1.83m) x 2'10" (0.86m)

**Utility**  
21'0" (6.4m) x 3'9" (1.14m)

**Bedroom One**  
20'7" (6.27m) x 10'6" (3.2m)

**Bedroom Two**  
11'11" (3.63m) x 11'5" (3.48m)

**Bedroom Three**  
9'5" (2.87m) x 9'6" (2.9m)

**Bathroom**  
8'0" (2.44m) x 5'5" (1.65m)





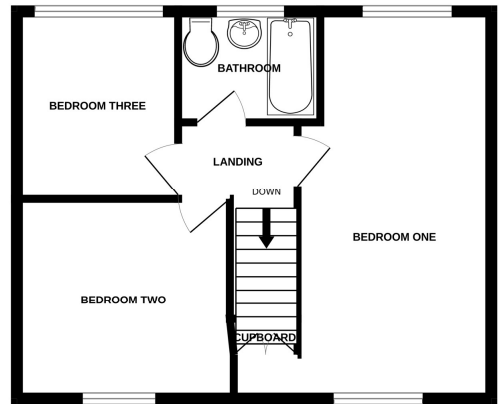
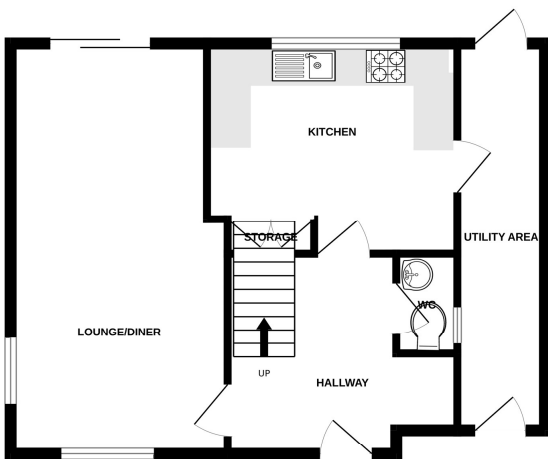






GROUND FLOOR

1ST FLOOR



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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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.