



Helsby Avenue, Eastham

£160,000



LESLEY HOOKS
ESTATE AGENTS





In the heart of Mill Park, this three-bedroom mid-terrace home stands as a testament to years of love and happiness. Though in need of modernisation, it exudes character that has made it a beloved family home for many years. Upon entering, you are greeted by an entrance hallway that leads into the lounge. Adjacent to the lounge is the dining room perfect for enjoying a quiet morning coffee or an evening book and a kitchen with door through to the utility. Upstairs, the home boasts three bedrooms functional but in need of an update. The bathroom is a practical space meeting the daily needs of the household. Outside the home is conveniently located close to the amenities of Mill Park Drive. Shops, cafes, and local services are just a short stroll away, providing the perfect blend of convenience and community. This home, with its potential for modernisation, offers a unique opportunity. It invites you to bring your vision and creativity to breathe new life into its well-loved walls. Whether you seek a project to personalise or a canvas to create your dream home, this property promises a future as bright and happy as its past. In every corner of this house, there lies a piece of history waiting to be built upon, making it not just a house, but a home ready to embrace new memories and stories.



Entrance Hall

12'4" (3.76m) x 6'7" (2.01m)

Lounge

13'0" (3.96m) x 11'5" (3.48m)

Kitchen

10'8" (3.25m) x 8'8" (2.64m)

Dining Room

9'10" (3m) x 9'11" (3.02m)

Utility Store

20'0" (6.1m) x 3'3" (0.99m)



Bedroom One

15'5" (4.7m) x 11'0" (3.35m)

Bedroom Two

11'4" (3.45m) x 11'2" (3.4m)

Bedroom Three

12'5" (3.78m) x 10'0" (3.05m)

Narrowing 5'7"

Bathroom

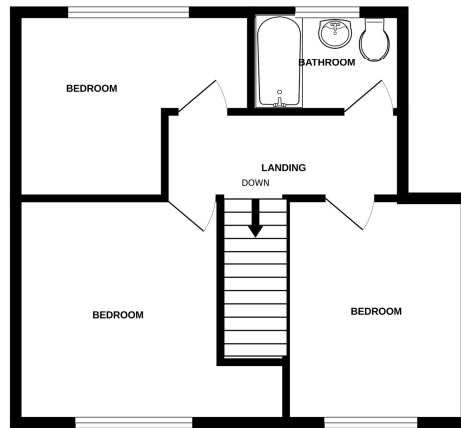
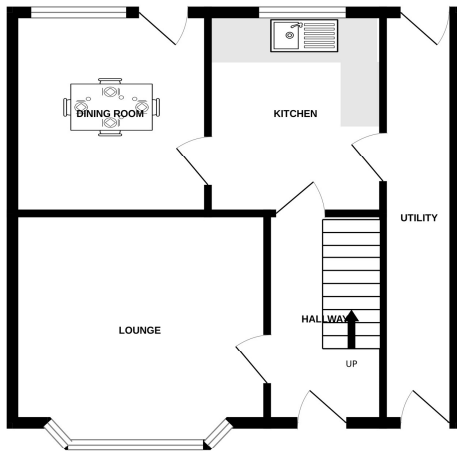
5'10" (1.78m) x 5'5" (1.65m)





GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		57	84

England & Wales EU Directive 2002/91/EC

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.