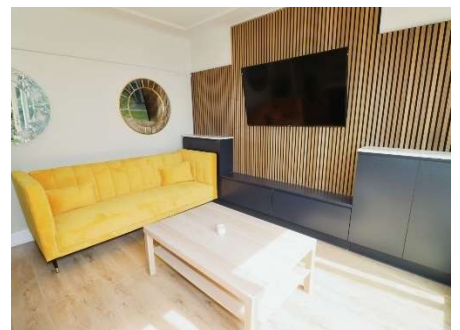




# Heygarth Road, Eastham

£299,995



**LESLEY HOOKS**  
ESTATE AGENTS





Situated in a sought after location, this beautifully renovated three bedroom semi detached home effortlessly combines traditional charm with modern living. As you step through the front door, you are greeted by a cosy front lounge, perfect for relaxing evenings and intimate gatherings.

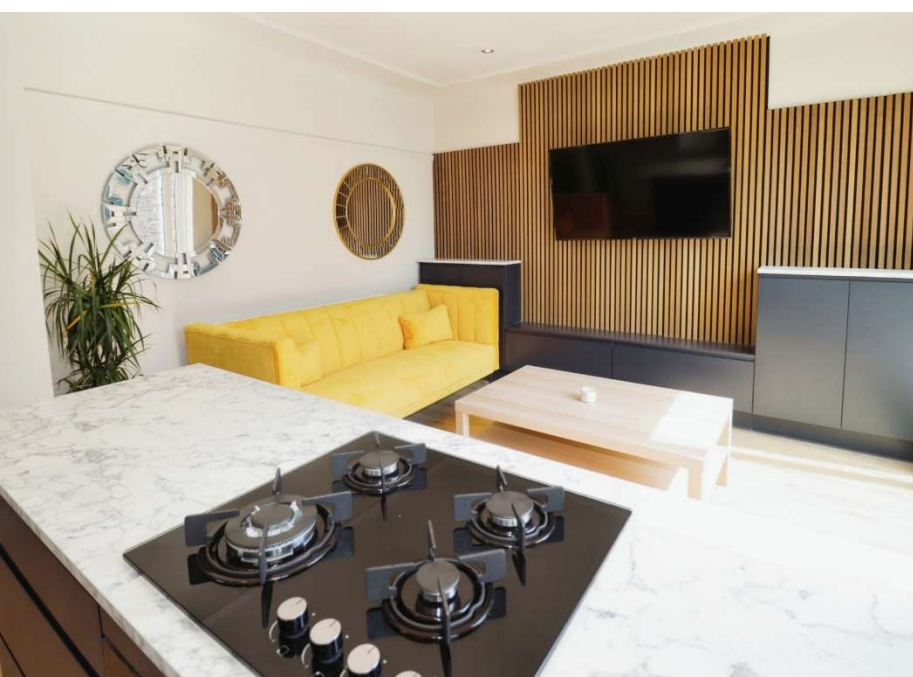
The heart of the home lies in the open-plan kitchen and dining area, meticulously designed for both functionality and style. This bright and airy space features sleek countertops and contemporary fixtures, and seamlessly extends to the outdoors through elegant sliding doors. These doors open onto a generous garden, ideal for al fresco dining, entertaining, or simply enjoying the tranquility of nature.



Upstairs, the property boasts three bedrooms, each thoughtfully designed to provide comfort and space. The newly installed bathroom is a highlight, featuring a chic three piece suite that promises a touch of luxury.

Outside, the front driveway has been meticulously finished to accommodate several cars, ensuring ample parking space. The rear garden is a true haven, offering a large expanse of green, perfect for children to play or for gardening enthusiasts. Additionally, a substantial garage and outbuildings provide extensive storage options, with potential to be transformed into a home office, hobby room, or a delightful summer house.

This renovated home is a perfect blend of traditional aesthetics and modern conveniences, offering versatile spaces to suit a variety of lifestyles. Freehold. Council Tax Band B. EPC Rating D.



#### **Hallway**

9'0" (2.74m) x 6'5" (1.96m)

#### **Lounge**

11'10" (3.61m) x 10'5" (3.18m)

#### **Kitchen Dining Room**

17'3" (5.26m) x 12'3" (3.73m)

#### **Bedroom One**

12'3" (3.73m) x 10'7" (3.23m)

#### **Bedroom Two**

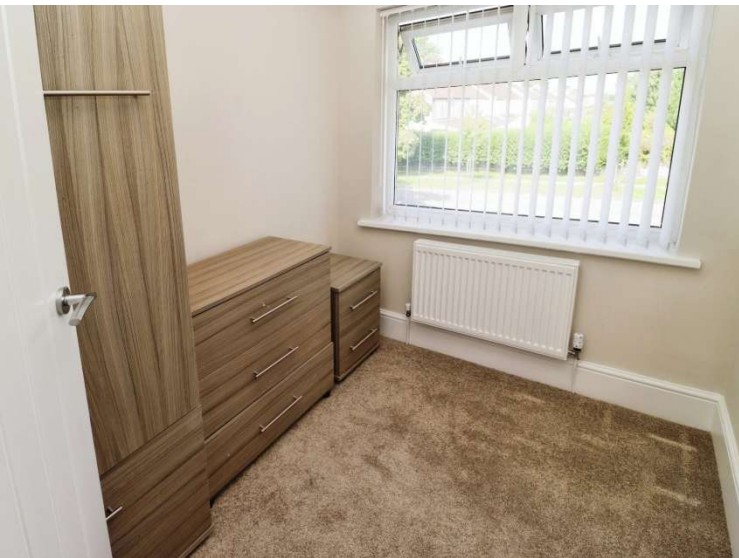
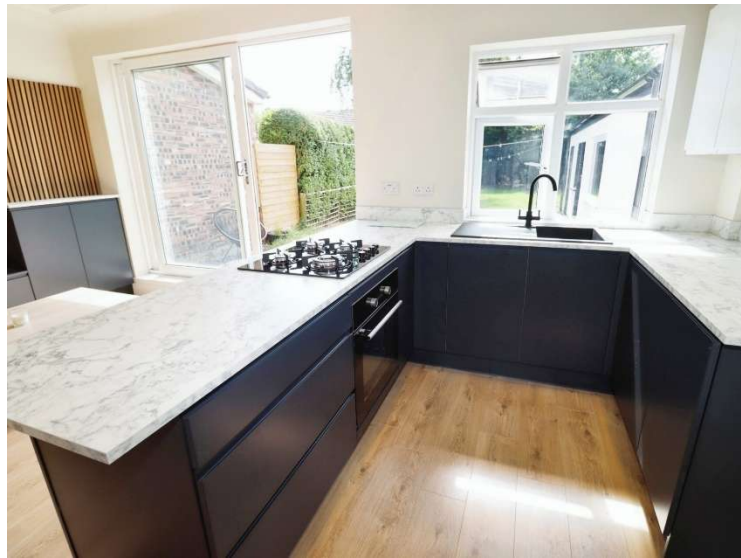
12'1" (3.68m) x 10'7" (3.23m)

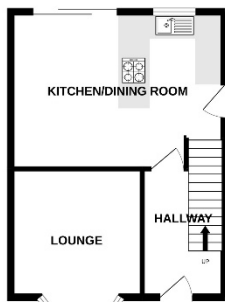
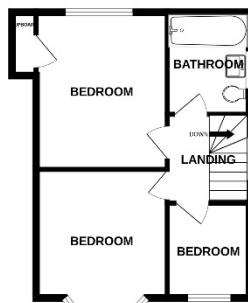
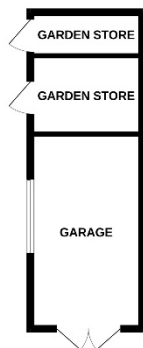
#### **Bedroom Three**

7'1" (2.16m) x 6'6" (1.98m)

#### **Bathroom**

7'10" (2.39m) x 6'5" (1.96m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.