



# Eastham Village Road, Eastham

£250,000



**LESLEY HOOKS**  
ESTATE AGENTS





Tucked away in the heart of the picturesque Eastham Village, this quaint cottage offers a perfect blend of charm and character. As you approach the property, its traditional facade, with warm brickwork and period details, instantly conveys a sense of timeless appeal.

The front of the property offers a cosy lounge that exudes warmth and comfort. This space is ideal for unwinding after a long day, offering a tranquil retreat. The dining room, just off the lounge, provides a wonderful setting for intimate dinners or lively family gatherings. Its proximity to the kitchen makes it a convenient and functional space, while still retaining the cottage's cosy ambiance. The kitchen breakfast room is a delightful blend of traditional charm and modern convenience. Bathed in natural light, this room is perfect for enjoying your morning coffee or casual meals.



Upstairs, the cottage continues to impress with two well appointed bedrooms. The master bedroom offers a peaceful sanctuary, while the second bedroom is versatile, ideal for guests, a child's room, or even a home office. The bathroom is modern, offering both functionality and style, with fixtures that complement the cottage's overall aesthetic.

One of the cottage's standout features is its delightful courtyard garden. Accessible through double doors from the kitchen, this outdoor space is a true haven. Bordered with mature shrubs and plants the courtyard offers a peaceful setting for outdoor dining, gardening, or simply enjoying a morning coffee. Situated in the charming Eastham Village, this cottage is not just a home but a lifestyle. The village offers an array of amenities including eateries and outdoor pursuits such as Eastham Country Park or Golf Club. Freehold. Council Tax Band B. EPC D.



**Lounge**

13'0" (3.96m) x 11'10" (3.61m)

**Kitchen/Breakfast Room**

22'10" (6.96m) x 6'3" (1.91m)

**Dining Room**

12'0" (3.66m) x 11'3" (3.43m)

**Utility Store Area**

4'4" (1.32m) x 3'6" (1.07m)

**Bedroom One**

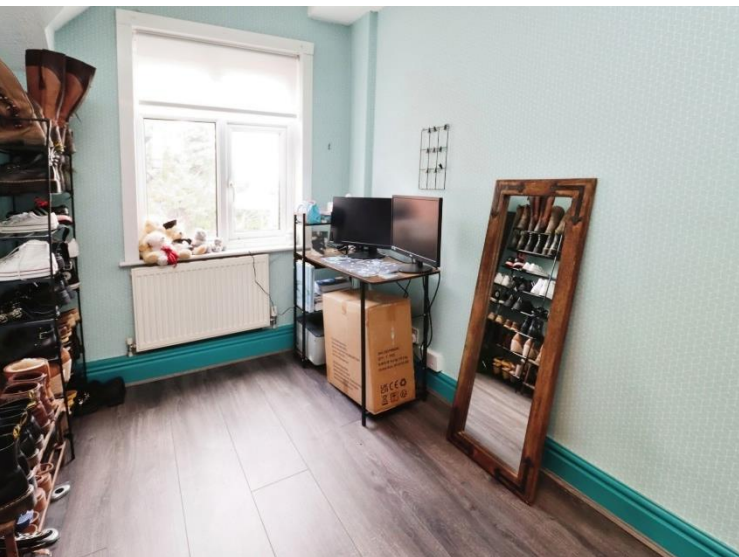
10'10" (3.3m) x 10'9" (3.28m)

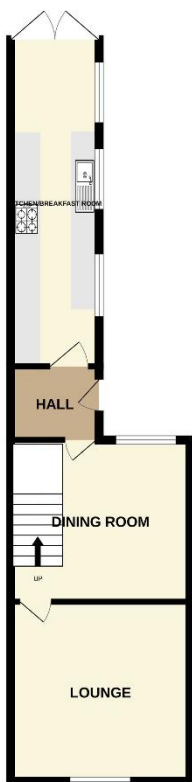
**Bedroom Two**


10'10" (3.3m) x 6'7" (2.01m)

**Shower Room**

8'0" (2.44m) x 5'10" (1.78m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(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 

**Contact Us:**

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D  
a  
part of any contract. It should be noted that we have not tested  
r 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.