



Harrogate Road, Eastham

£240,000



LESLEY HOOKS
ESTATE AGENTS





This lovely home has all the potential to become the perfect family retreat once it's been modernized. The heart of the house, the kitchen and family dining room, is already in place and features a charming breakfast bar. With some modern updates, this space could transform into a vibrant family hub, ideal for meals and quality time together. The front lounge is the perfect spot for mum and dad to relax and unwind after a busy day.

Upstairs, there are three well-sized bedrooms, offering plenty of space for the whole family, and a family bathroom that could also benefit from a stylish refresh. The property boasts a large driveway leading to a garage, offering plenty of parking. There's even room for an extension, with space to the side and the opportunity for planning permission—perfect for growing families.

Set in a fantastic location close to schools, shops, and excellent transport links, this home offers both convenience and community. With a little modernization, this house could truly become your next forever home!



Hall

12'3" (3.73m) x 5'5" (1.65m)

Lounge

14'10" (4.52m) x 11'10" (3.61m)

Kitchen/Family Dining Room

17'6" (5.33m) x 10'6" (3.2m)

Bedroom One

12'6" (3.81m) x 10'8" (3.25m)

Bedroom Two

11'5" (3.48m) x 10'5" (3.18m)

Bedroom Three

7'6" (2.29m) x 7'0" (2.13m)

Shower Room

8'7" (2.62m) x 6'11" (2.11m)

Garage

19'0" (5.79m) x 9'11" (3.02m)

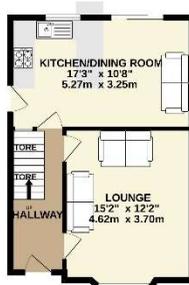
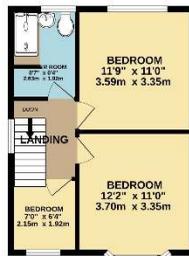






GROUND FLOOR
605 sq ft (56.2 sq m) approx.

1ST FLOOR
409 sq ft (37.8 sq m) approx.



TOTAL FLOOR AREA: 1013 sq ft (94.0 sq m) approx.

 All floor area measurements are taken from the internal face of the walls. Construction, measurement of doors, windows, built-in and other fittings are also included in the total. Measurements are given in feet and inches and in metres and centimetres. The developer, agent or other person shown here has not intended and is not guaranteeing any floor area measurements. The developer, agent or other person shown here has not intended and is not guaranteeing any floor area measurements.

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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.