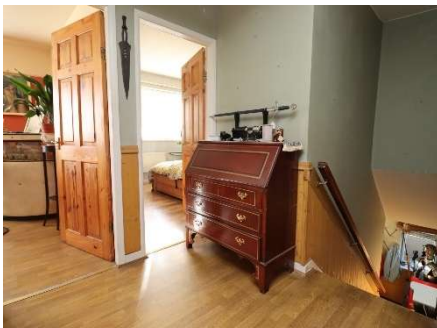




# Norley Avenue, Eastham

£125,000



**LESLEY HOOKS**  
ESTATE AGENTS







Entering through the door on the side there is a staircase that leads you up to a spacious central entrance hall. From here, you'll find a generously sized lounge, a well-appointed kitchen and breakfast room, two comfortable bedrooms, the master with built in wardrobes and a modern shower room.

Outside, a side alley provides access to a good-sized private garden, complete with a handy storage shed. Set back from the road, the property benefits from dedicated parking and enjoys an open, airy setting with plenty of green space at the front. Conveniently located near the amenities of Mill Park Drive, this apartment offers both comfort and convenience in a desirable location. This property is leasehold with a Peppercorn ground rent of £10 per annum.



#### **Hallway**

11'2" (3.4m) Max x 6'7" (2.01m)

#### **Lounge**

15'0" (4.57m) x 13'5" (4.09m)

#### **Kitchen**

12'10" (3.91m) x 9'3" (2.82m)

#### **Bedroom One**

11'5" (3.48m) x 9'9" (2.97m)

#### **Bedroom Two**

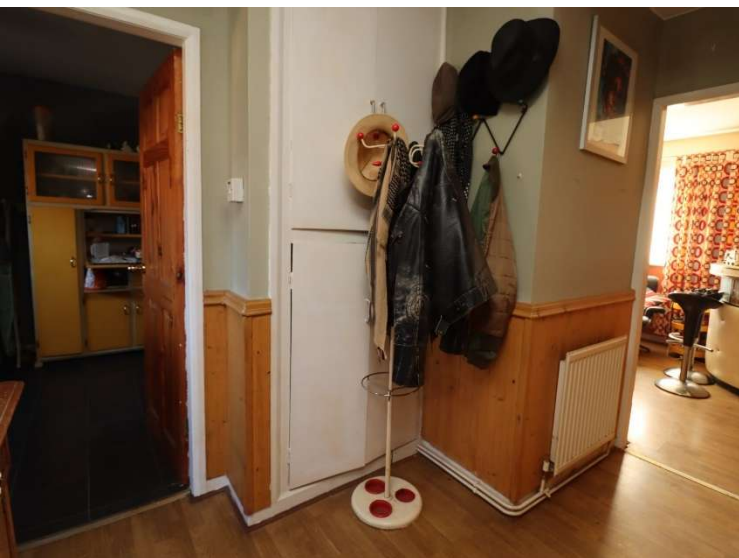
11'5" (3.48m) x 9'8" (2.95m)

#### **Shower Room**

5'11" (1.8m) x 5'5" (1.65m)











23 Allport Lane, Bromborough,  
Wirral, Merseyside, CH62 7HH

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.