



Elgar Avenue, Eastham

£275,000



LESLEY HOOKS
ESTATE AGENTS





Check out the rear garden!
Immaculately presented throughout this modern semi detached property is ideal for the growing family. Having uPVC double glazing and gas central heating the ground floor layout comprises hallway, two reception rooms and a modern fitted kitchen. Upstairs you'll find three bedrooms, a stylish family bathroom and access to the loft space via drop down ladder which has been fitted out as a playroom. Outside the property there is a driveway with ample off road parking to the front and to the rear is a most generous garden with open aspect, patio seating area and a garage. Ideally situated in a popular residential area the property is within walking distance to local primary and secondary schools. There is an good selection of shops and eateries along Allport Road and for a wider selection Bromborough Village and Retail Park are a short drive away. Motorway networks with links to Liverpool and Chester are less than a ten minute drive away. Freehold. Council Tax Band B.



Entrance Hall

21'9" (6.63m) x 6'5" (1.96m)



Lounge

12'6" (3.81m) x 10'6" (3.2m)

Window over looking the garden.

Dining Room

11'9" (3.58m) x 10'7" (3.23m)

Bay window to the front.

Kitchen

13'8" (4.17m) x 6'5" (1.96m)

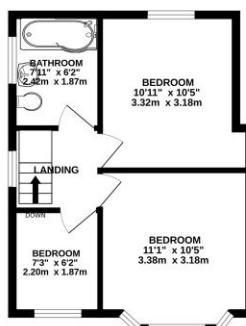
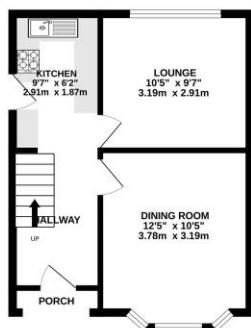
Units at both eye and floor level with contrasting work surfaces, window to the rear, integrated cooker and oven, fridge, freezer and washing





GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only 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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Contact Us:

0151 334 5875

lesley@lesleyhooks.co.uk

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

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