



Berwick Avenue, Eastham

Offers Over £230,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away in a peaceful cul-de-sac just off the ever-popular Lyndale Avenue, this beautifully presented three-bedroom semi-detached home is ideal for families or those seeking a quiet retreat with excellent access to local amenities.

Step inside and you'll be welcomed by a spacious open-plan lounge through to the dining room, filled with natural light and featuring patio doors that open out onto the rear garden—perfect for indoor-outdoor living and entertaining. The modern galley kitchen is both stylish and functional, also offering direct access to the garden.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, all presented in immaculate condition.

Outside, the property benefits from a driveway to the front, leading to a garage, providing off-street parking and additional storage. The rear garden offers a lovely patio area, ideal for summer evenings and al fresco dining.



Entrance Hall

11'3" (3.43m) x 6'2" (1.88m)

Lounge

12'11" (3.94m) x 6'2" (1.88m)

Dining Room

11'0" (3.35m) x 9'2" (2.79m)

Kitchen

16'7" (5.05m) x 11'5" (3.48m)

Bedroom One

13'8" (4.17m) x 9'5" (2.87m)

Bedroom Two

11'0" (3.35m) x 10'5" (3.18m)

Bedroom Three

9'8" (2.95m) x 6'6" (1.98m)

Bathroom

6'5" (1.96m) x 5'8" (1.73m)

Garage

17'0" (5.18m) x 8'7" (2.62m)







GROUND FLOOR:
404 sq ft (37.5 sq m) approx.

1ST FLOOR:
305 sq ft (28.2 sq m) approx.



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TOTAL FLOOR AREA: 874 sq ft (81.2 sq m) approx.
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