



Kelsall Avenue, Eastham

£120,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this deceptively spacious first-floor flat, ready for you to move in and make it your own. With uPVC double glazing and a combi-fired gas central heating system, this home is designed for both comfort and energy efficiency. The ground floor offers a welcoming hallway, leading to a versatile home office that opens directly to the garden through stylish sliding doors.

Upstairs, the layout is thoughtfully arranged: a bright landing with a convenient storage cupboard guides you to a generous lounge, a modern fitted kitchen, and two comfortable double bedrooms. The main bedroom features sleek slide robes, while the second bedroom includes its own storage cupboard. A well-appointed three-piece bathroom completes the living space.

Outside, you'll appreciate the driveway with off-road parking at the front and a spacious garden with a patio at the rear—perfect for outdoor relaxation or entertaining. This flat offers a wonderful blend of space, style, and convenience, ideal for anyone looking for a home that's move-in ready. Council tax band A. The property is leasehold with a service charge of approx £130 per quarter.

#### **Hall**

5'0" (1.52m) x 4'10" (1.47m)

#### **Home Office**

9'9" (2.97m) x 5'1" (1.55m)

#### **Landing**

10'5" (3.18m) x 9'4" (2.84m)

#### **Lounge**

15'4" (4.67m) x 13'2" (4.01m)

#### **Kitchen**

12'11" (3.94m) Max x 8'11" (2.72m)

#### **Bedroom One**

11'4" (3.45m) x 13'5" (4.09m) Into Wardrobe Recess

#### **Bedroom Two**

11'5" (3.48m) x 9'6" (2.9m)

#### **Bathroom**

6'0" (1.83m) x 5'5" (1.65m)











GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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