



Constables
SALES & LETTINGS

Chesterfield Road Eastham, Wirral

£225,000



Constables is delighted to offer for sale this immaculately presented semi-detached property located in a highly sought after area of Eastham, Wirral. The property has been significantly improved in recent years with the installation of a kitchen, utility room and bathroom, new driveway, new electric garage door, partial re-wire, new flooring and decoration throughout.

The accommodation comprises, entrance porch, a lounge with full length window and a recently fitted inset fireplace, this is open plan to the dining area which has French doors leading out to the garden. Off the dining area is a well-appointed kitchen with an integrated oven and hob and off the kitchen is a useful utility room with access into the garage and rear garden. On the first floor there are three bedrooms and a modern bathroom. Externally a block paved driveway provides off road parking and leads to the garage. At the rear is an enclosed garden with lawn, flower beds, potting area and patio.

The property is located in a popular area of Eastham. Within walking distance is a parade of shops, a local pub as well as bus links, Eastham Rake Train Station, and South Wirral High School. The town of Bromborough is approximately 1.5 miles away which has a comprehensive range of amenities as well as The Croft Retail Park. The A41 is within easy reach for access to the M53 motorway and larger commercial centres of the region.

This stunning home must be seen and early viewing is essential.



Love and Respect
Each Other
Laugh Often
Always Tell the
Truth
Eat Your Greens
SMILE
Appreciate Every
Moment *Dear*
Together
Remember Your Manners
Say PLEASE and
THANK YOU
Never Go to

Constables

SALES & LETTINGS

- Modern Semi-Detached Property
- Three Bedrooms
- Off Road Parking & Garge
- Council Tax Band: B
- Highly Sought After Area Close to Amenities
- New Kitchen, Utility Room & Bathroom
- Enclosed Rear Garden
- Immaculately Presented Throughout
- Open Plan Lounge-Dining Room
- Tenure: Freehold

Entrance Porch

4'8" x 4'9" (1.43m x 1.46m)

Lounge

13'3" x 14'8" (4.06m x 4.49m)

Dining Area

9'11" x 8'0" (3.04m x 2.46m)

Kitchen

9'11" x 6'3" (3.03m x 1.91m)

Utility Room

10'3" x 7'7" (3.13m x 2.32m)

Landing

Bedroom One

13'11" x 8'5" (4.26m x 2.58m)

Bedroom Two

7'6" x 8'5" (2.29m x 2.58m)

Bedroom Three

9'10" x 5'11" (3.02m x 1.82m)

Bathroom

5'10" x 5'6" (1.79m x 1.68m)


Garage

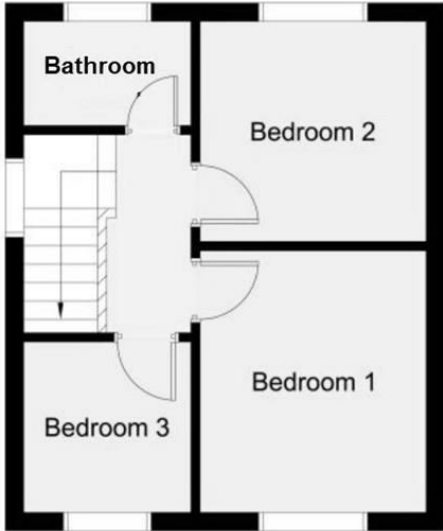
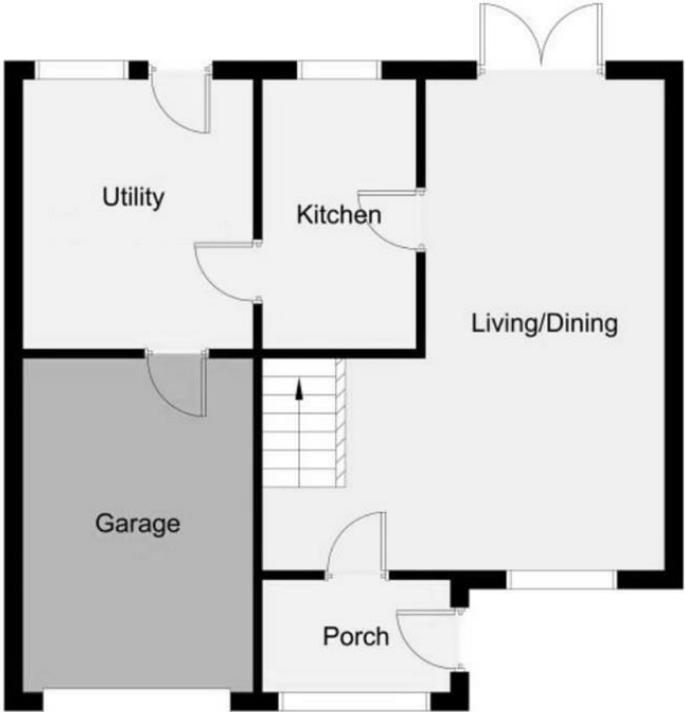
approx. 18'9" x 7'8" (approx. 5.73m x 2.36m)



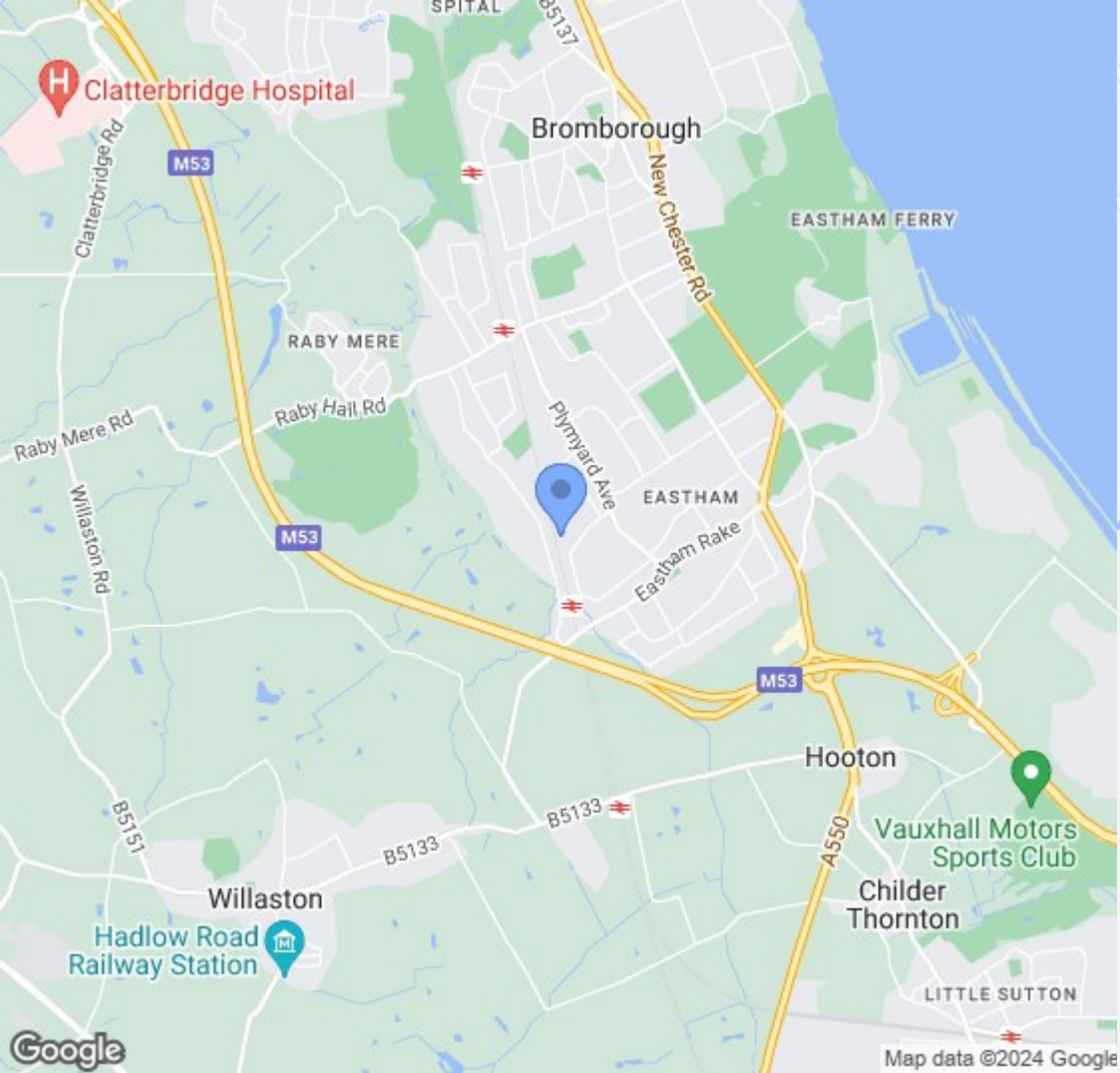


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333