

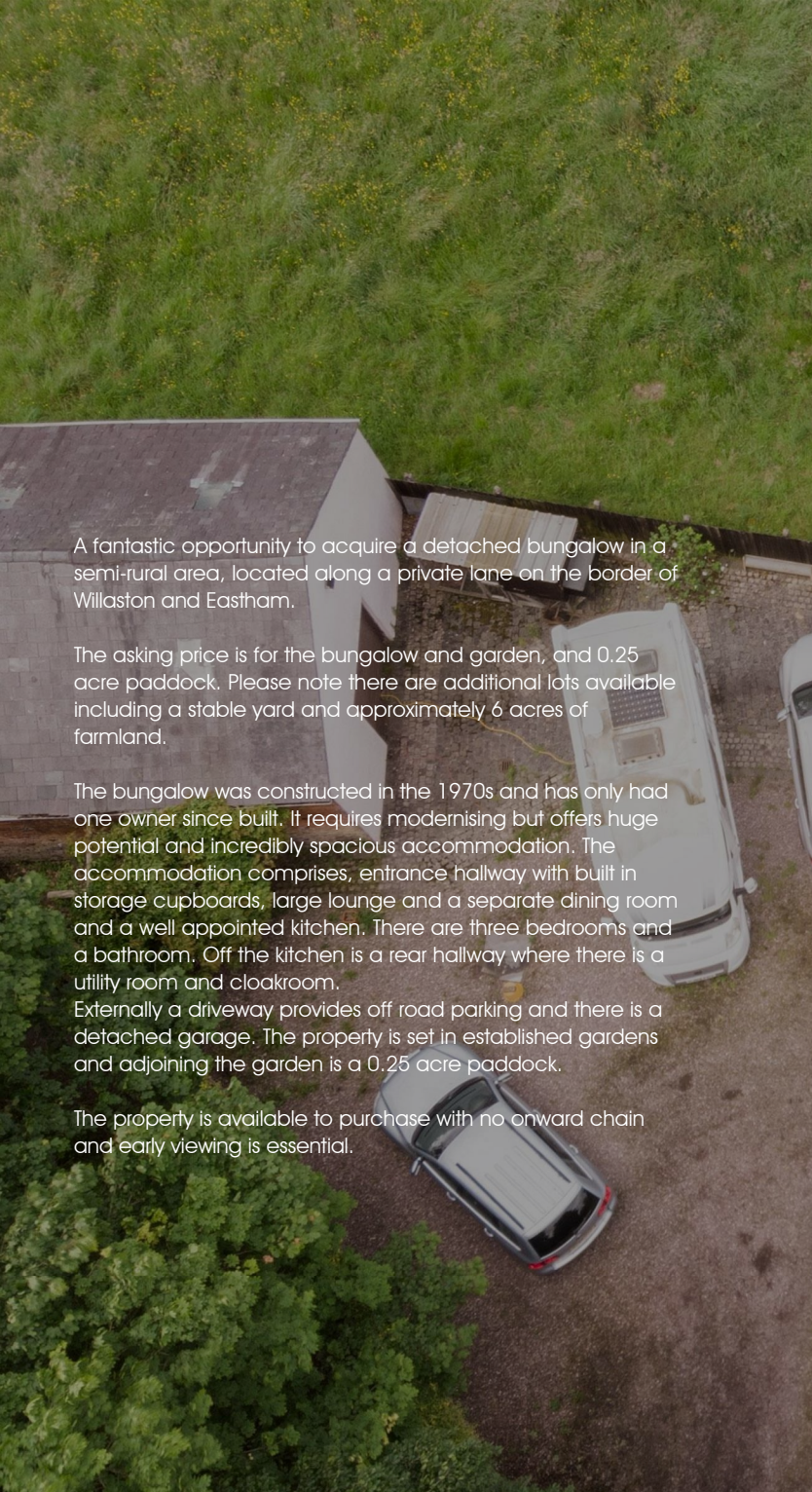


**Constables**  
SALES & LETTINGS

Eastham Rake

Eastham, Wirral

£450,000



A fantastic opportunity to acquire a detached bungalow in a semi-rural area, located along a private lane on the border of Willaston and Eastham.

The asking price is for the bungalow and garden, and 0.25 acre paddock. Please note there are additional lots available including a stable yard and approximately 6 acres of farmland.

The bungalow was constructed in the 1970s and has only had one owner since built. It requires modernising but offers huge potential and incredibly spacious accommodation. The accommodation comprises, entrance hallway with built in storage cupboards, large lounge and a separate dining room and a well appointed kitchen. There are three bedrooms and a bathroom. Off the kitchen is a rear hallway where there is a utility room and cloakroom.

Externally a driveway provides off road parking and there is a detached garage. The property is set in established gardens and adjoining the garden is a 0.25 acre paddock.

The property is available to purchase with no onward chain and early viewing is essential.

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SALES & LETTINGS

- Viewing Strictly by Appointment
- Highly Sought After Location
- No Onward Chain
- Local Authority: Cheshire West & Chester
- Detached Bungalow and 0.25 acre paddock
- Additional Lots Available including stable yard and land.
- Tenure: Freehold
- Extensive Parking and Large Garage
- Huge Potential
- Council Tax Band: D

### Entrance Hallway

### Living Room

14'11" x 20'8" (4.56m x 6.31m)

### Dining Room

10'3" x 10'4" (3.13m x 3.15m)

### Kitchen

10'3" x 12'9" (3.13m x 3.90m)

### Rear Porch

### Utility Room

2.86m x 2.29m (0.61m.26.21mm x  
0.61m.8.84mm)

### W.C.

### Bedroom One

4.06m x 4.45m (1.22m.1.83mm x  
1.22m.13.72mm)

### Bedroom Two

11'10" x 9'9" (3.62m x 2.98m)

### Bedroom Three

11'10" x 10'7" (3.62m x 3.23m)


### Bathroom

6'5" x 8'11" (1.98m x 2.73m)



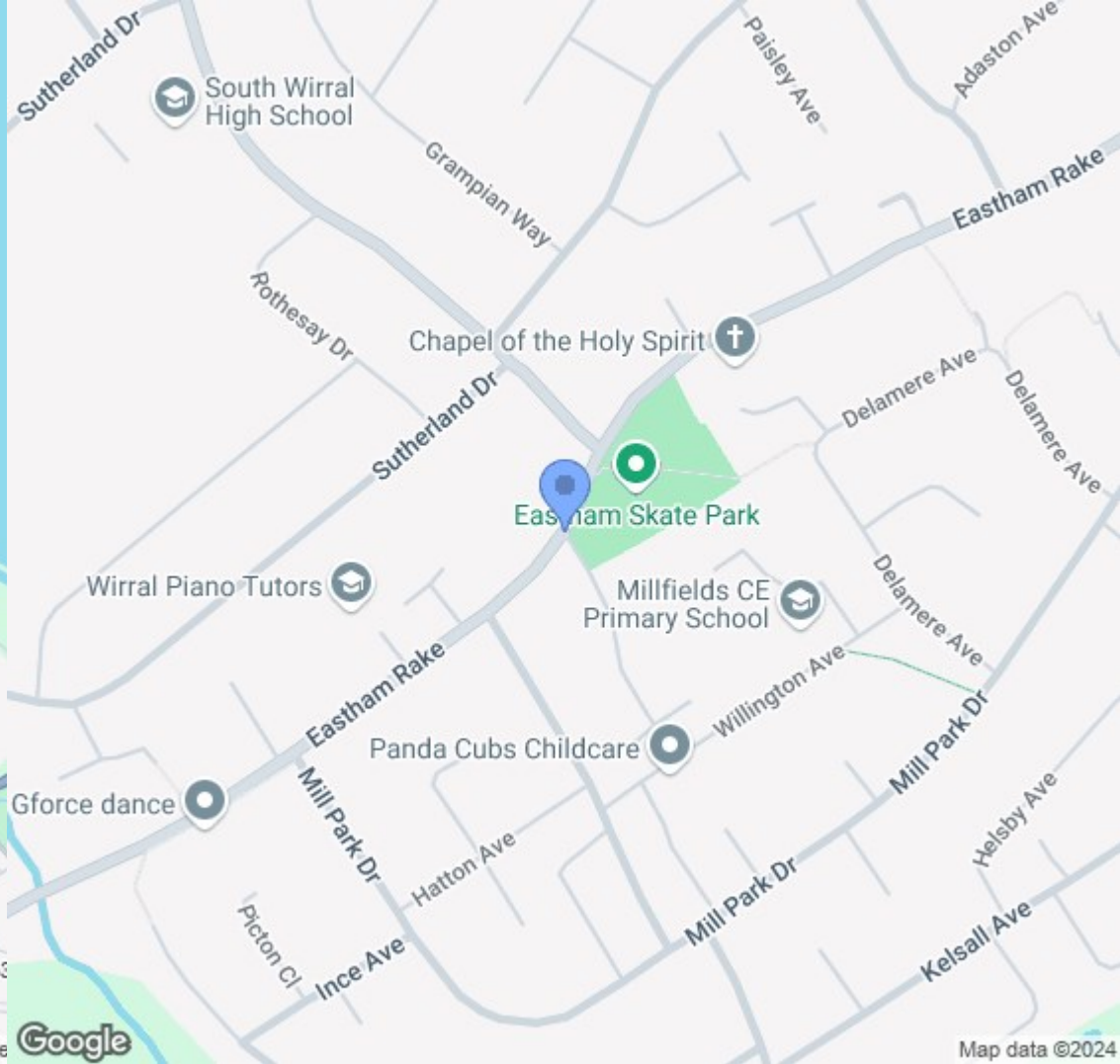
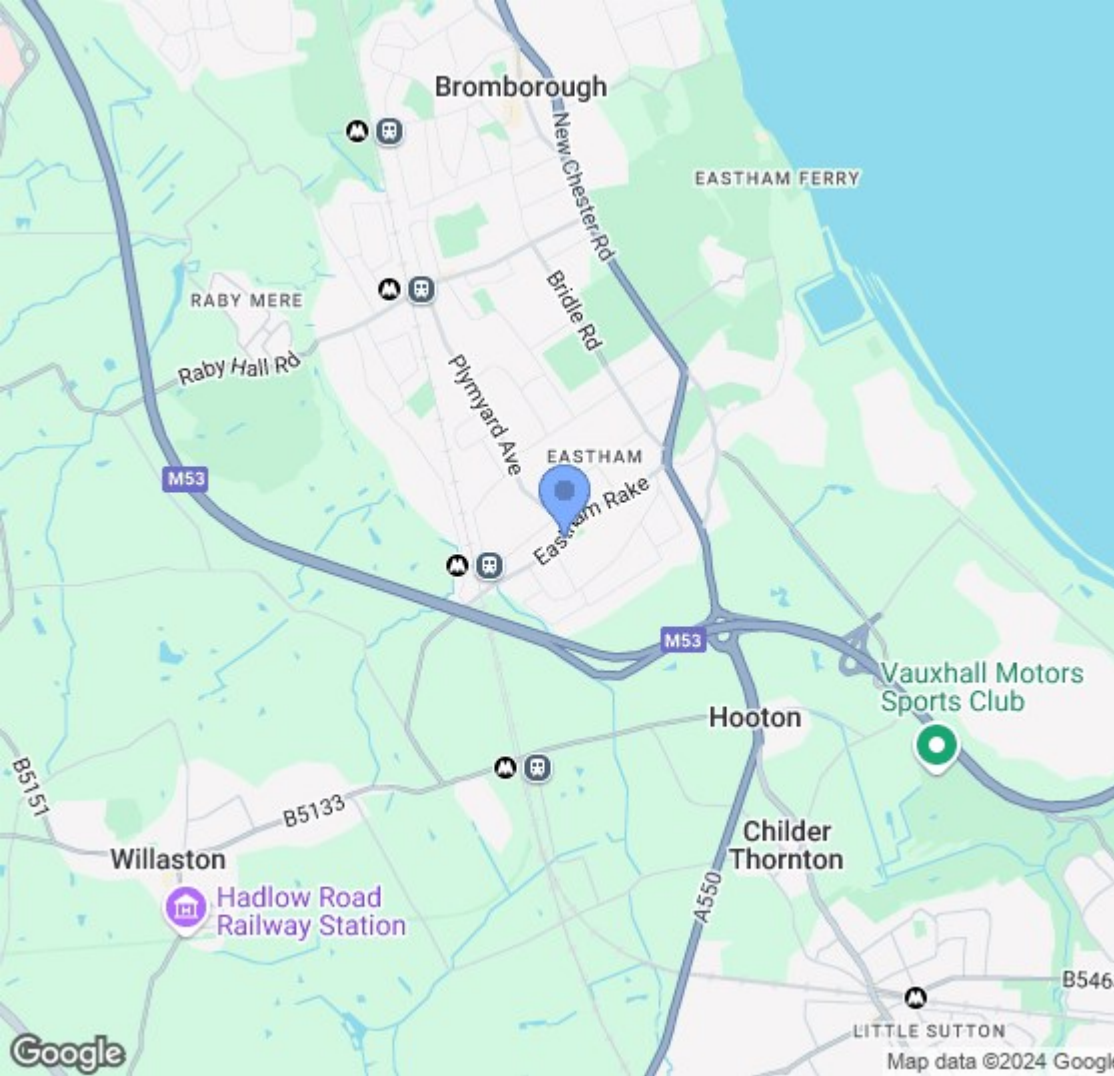


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>73</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 138.6 sq. metres (1491.5 sq. feet)  
**Glenmoriston Home Farm, Eastham Rake, Wirral**



Location Map

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S A L E S   &   L E T T I N G S

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