



**Constables**  
SALES & LETTINGS

Eastham Village , Eastham

£235,000



Constables are delighted to bring to market this charming and characterful period cottage, offering a unique and quirky living space in the heart of Eastham Village. This beautifully presented home is ready to move into and benefits from uPVC double glazing and gas central heating powered by a combi boiler.

The property briefly comprises a smartly fitted kitchen and dining room, a cozy sitting room with a log burner, and a separate lounge. Upstairs, there are two well-proportioned bedrooms along with a stylish bathroom featuring a white three-piece suite.

Externally, to the rear of the property, there is a generous and attractive courtyard that enjoys a delightful south-westerly aspect, providing the perfect space for outdoor relaxation. The property is ideally situated in the picturesque conservation area of Eastham Village, which boasts a local delicatessen, a historic church, and a welcoming village pub. For added convenience, there are numerous shops nearby, and Bromborough Retail Park, with its variety of stores, is just a five-minute drive away. Excellent transport links, including motorway access to Liverpool and Chester, are just minutes from the property.



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- Two Bedroom Character Cottage
- Modern Fit and Finish Throughout
- Double Glazed Throughout and Combi Boiler
- Generous Rear Courtyard
- Log Burning Stove
- Highly Sought After Location

### **Kitchen / Dining Room**

26'10 x 6'0 (8.18m x 1.83m)

### **Sitting Room**

11'10 x 10'1 (3.61m x 3.07m)

### **Lounge**

11'11 x 11'10 (3.63m x 3.61m)

### **First Floor**

### **Master Bedroom**

12'0 x 11'10 (3.66m x 3.61m)

### **Second Bedroom**

10'1 x 6'10 (3.07m x 2.08m)

### **Bathroom**

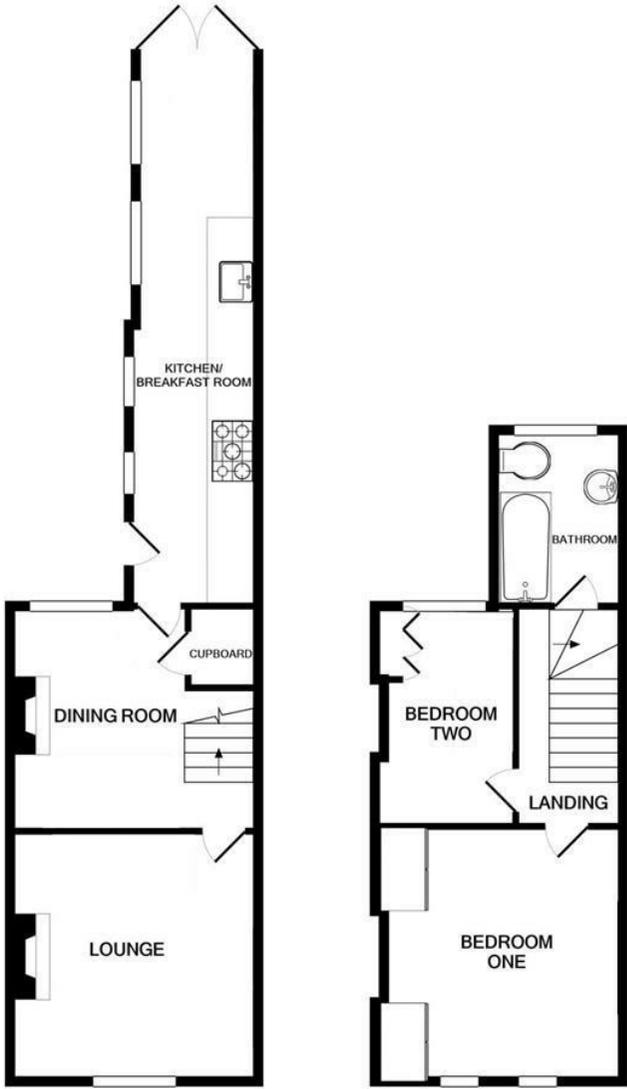
8'0 x 5'1 (2.44m x 1.55m)





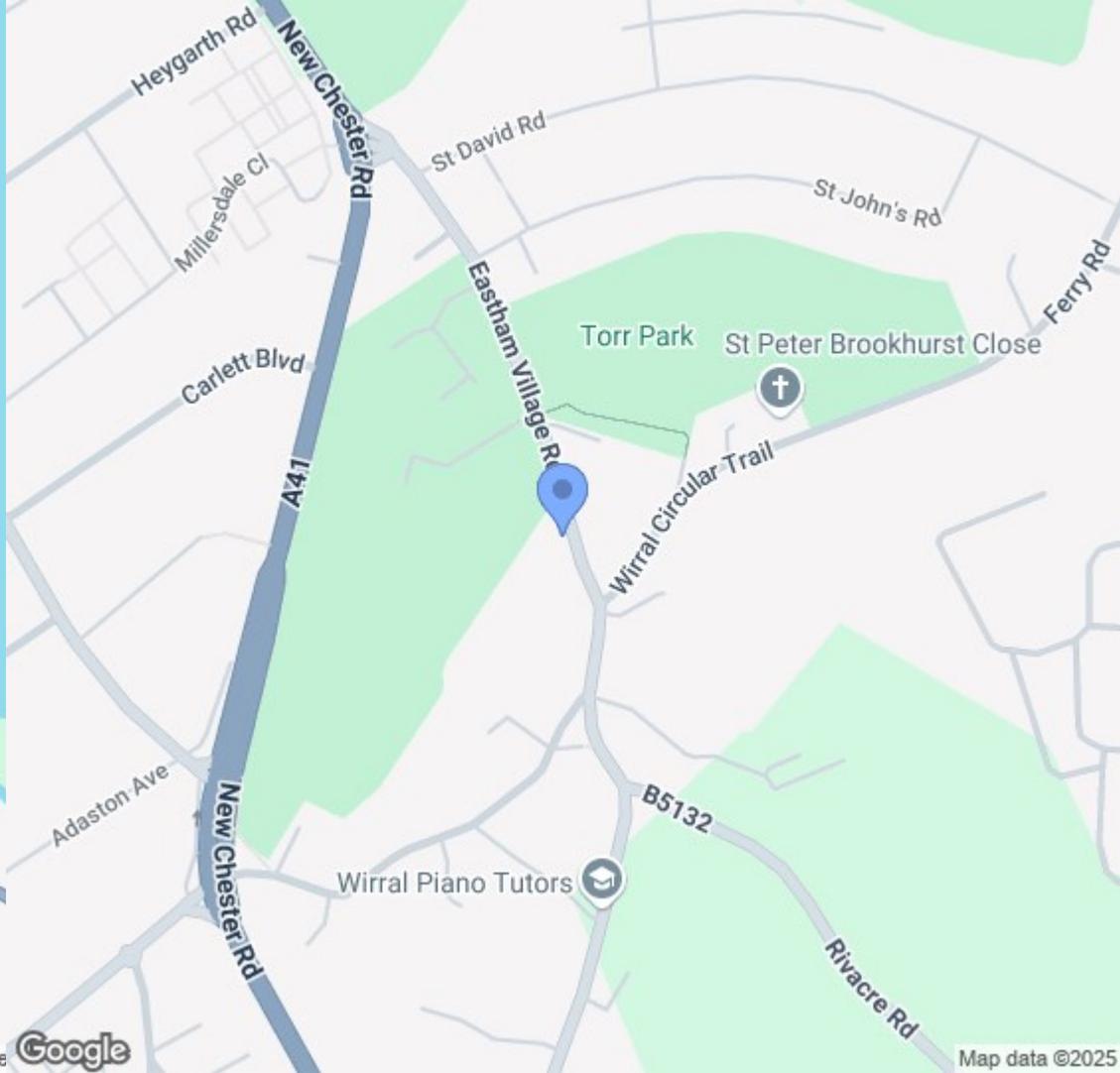
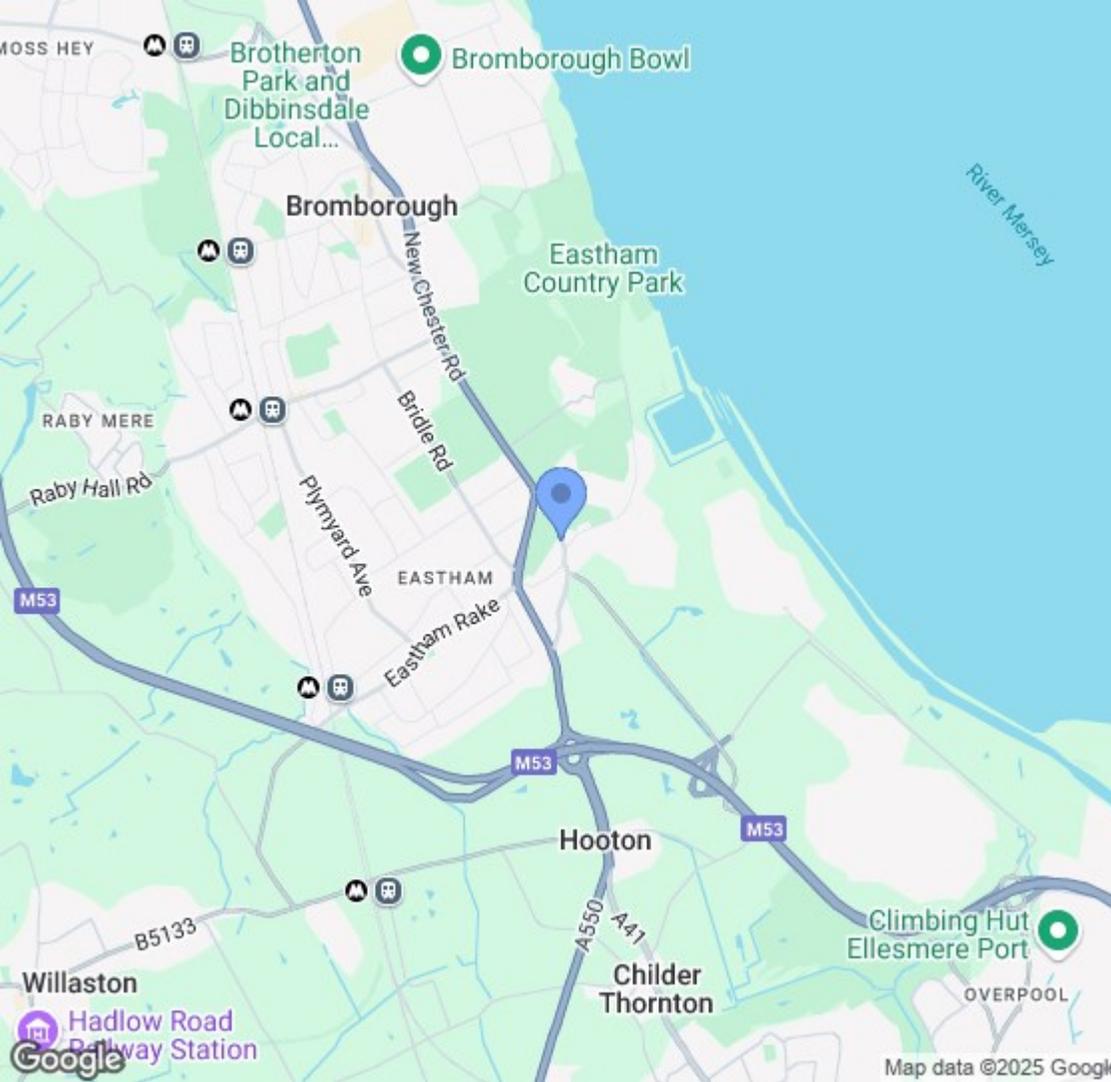
# EPC & Floor Plan

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            | <b>87</b>   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | <b>71</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</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<br>2002/91/EC |  |



GROUND FLOOR

1ST FLOOR



Location Map

# Constables

S A L E S   &   L E T T I N G S

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