



Constables
SALES & LETTINGS

Brookhurst Avenue, Eastham, Wirral

£270,000

A Welcoming Family Home on Brookhurst Avenue, Eastham

Set along the ever-popular Brookhurst Avenue, this semi-detached home offers a fantastic opportunity to enjoy family living in one of Eastham's most convenient and well-connected locations. Recently redecorated, the property combines a fresh modern feel with generous accommodation and superb outdoor space, making it ideal for growing families or those who love to entertain.

The ground floor is designed with everyday living in mind. A welcoming porch opens into a spacious lounge, the perfect spot to relax after a busy day. From here, double doors lead to a dedicated kitchen-dining room, creating a seamless flow for family mealtimes and gatherings. The kitchen is well-planned with good storage, and a conservatory at the rear offers a bright, versatile space that connects directly onto the garden.

Upstairs, there are three comfortable bedrooms, along with a family bathroom, while a useful loft room adds valuable additional space – ideal for hobbies, a home office or a playroom.

The lifestyle continues outdoors with a superb rear garden that's both private and expansive. With a combination of lawn, patio and decking, it's a wonderful setting for barbecues, children's play or simply unwinding in the fresh air. To the front, there is off-road parking on the driveway as well as a garage.



- Sought-after Brookhurst Avenue location
- Modern, recently redecorated interiors
- Spacious lounge & Kitchen-dining room
- Versatile conservatory & Modern kitchen
- Three bedrooms plus loft room
- Large private garden with patio & decking
- Driveway parking & garage
- Close to shops, schools & transport

Location

Eastham is a vibrant and family-friendly area of the Wirral, offering the perfect balance of suburban calm and convenience. Brookhurst Avenue is particularly sought-after thanks to its tree-lined character and close-knit community feel. Local shops, cafés and everyday amenities are just a short stroll away, while larger retail and leisure facilities can be found nearby at Croft Retail Park.

For families, there is an excellent choice of highly regarded schools within walking distance, and for commuters, both road and rail links are exceptional. Eastham Rake station provides regular trains to Chester and Liverpool, while the M53 is moments away, connecting easily to the wider motorway network. Residents also enjoy the

proximity of Eastham Country Park – a much-loved green haven with riverside walks, woodlands and open spaces to explore.

Entrance

Lounge

14'7" x 13'1" (4.45m x 3.99m)

Kitchen-Dining Room

10'2" x 8'0" + 9'10" x 6'3" (3.10m x 2.44m + 3.02m x 1.93m)

Conservatory

11'8" x 10'11" (3.56m x 3.35m)

Landing

Bedroom One

10'9" x 8'2" (3.30m x 2.51m)

Bedroom Two

10'4" x 6'2" (3.17m x 1.88m)

Bedroom Three

9'8" x 8'2" (2.95m x 2.51m)

Bathroom

Loft Room

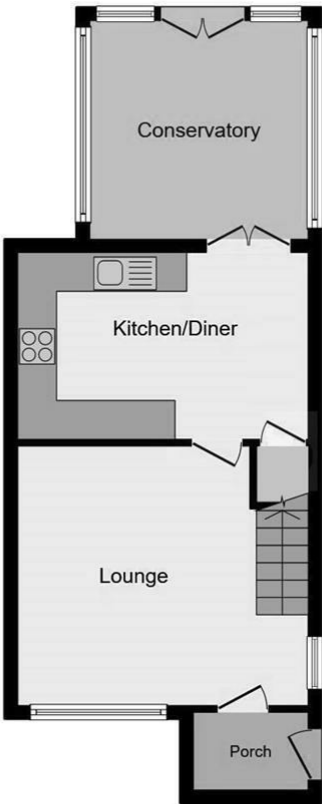
Garage



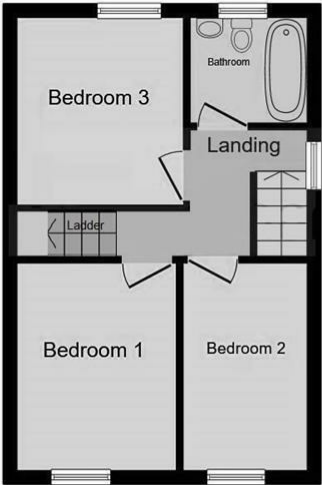


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ground Floor

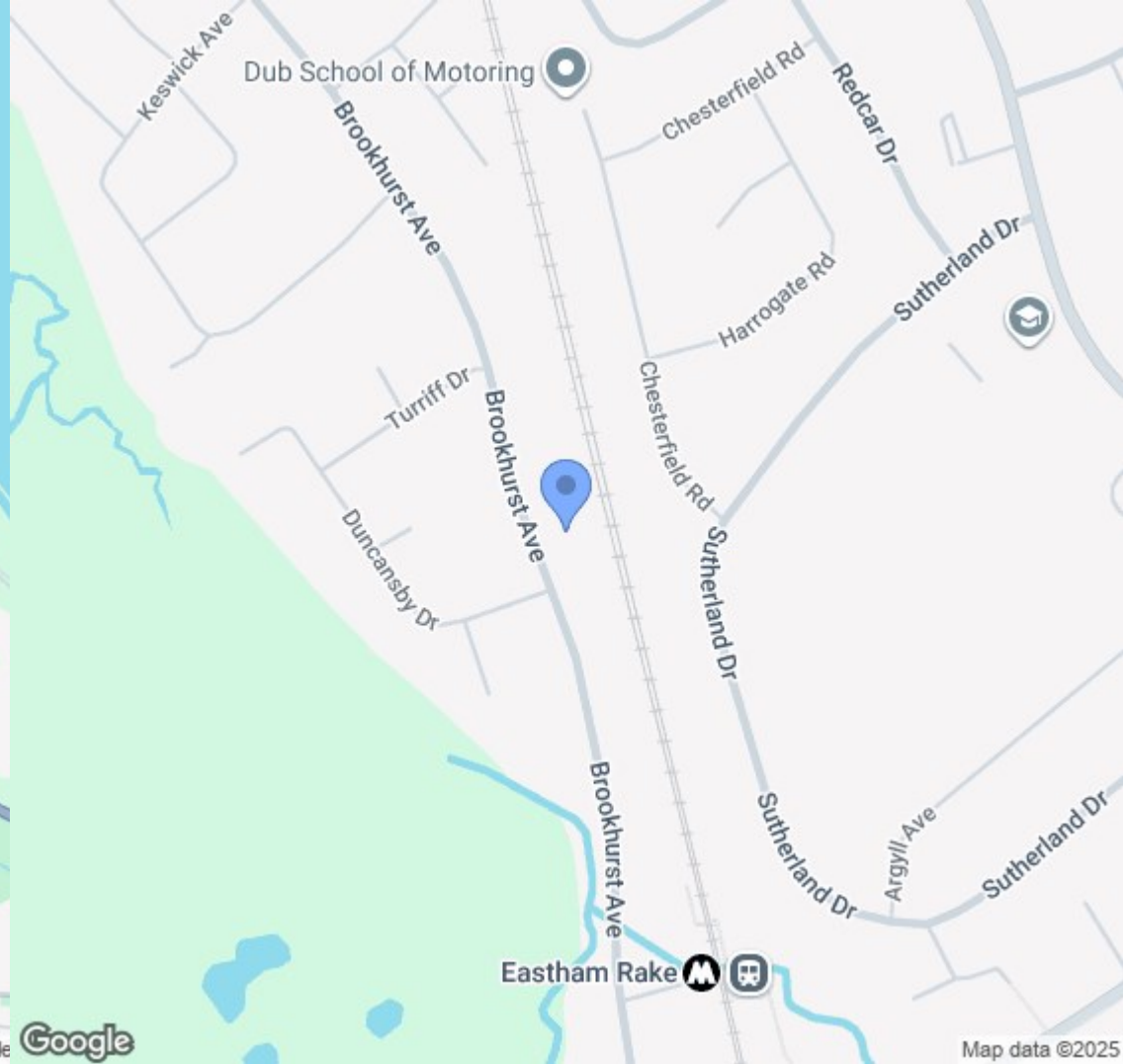
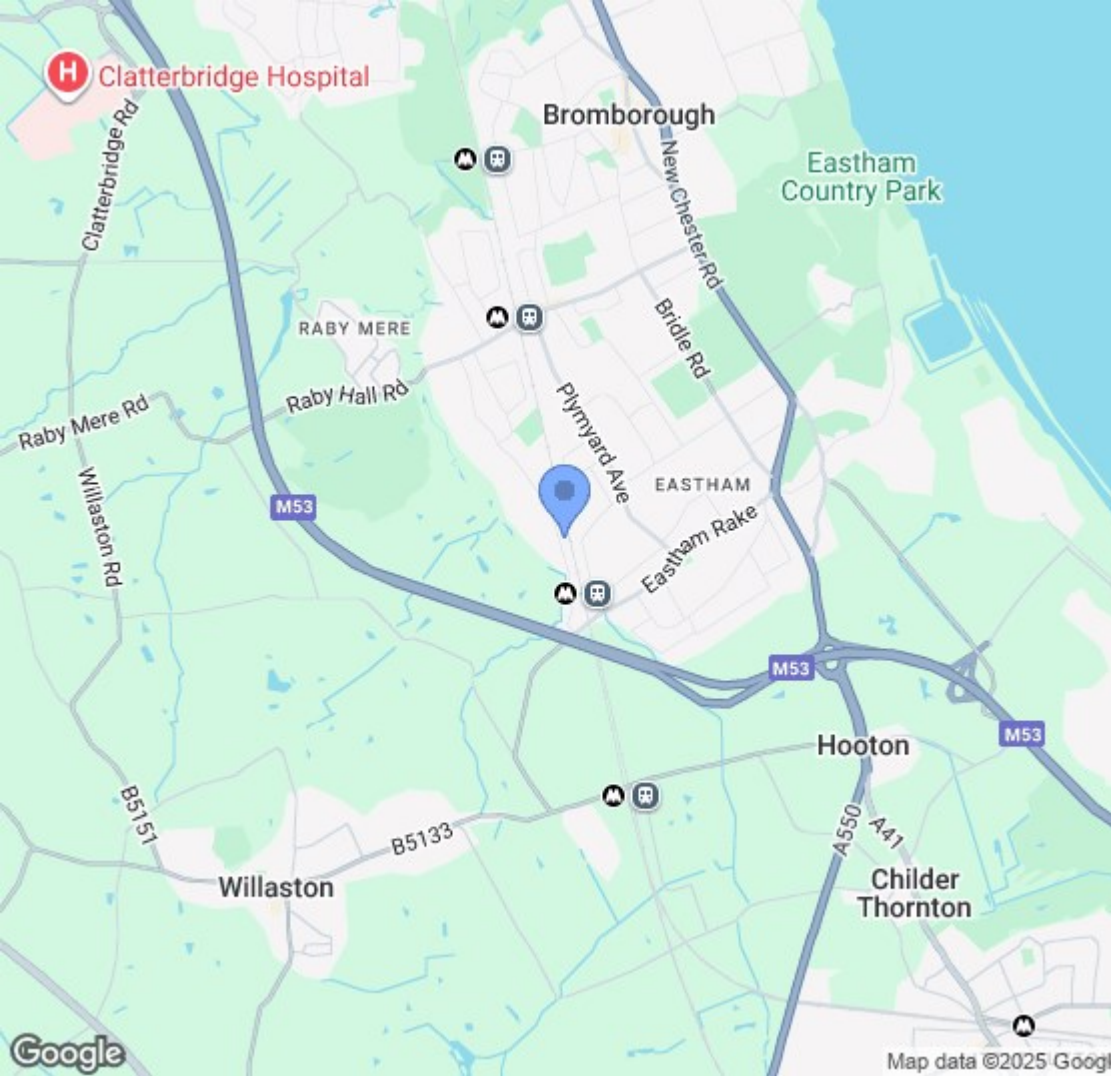


First Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Location Map

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