



**Eastham Rake, Wirral CH62 9AN**



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## **Eastham Rake, Wirral**

A superb opportunity to purchase an extended semi-detached property in a highly regarded and much sought after location. Requiring some finishing the property boasts five bedrooms, two bathrooms, a spacious living area and a dining kitchen and will appeal to the growing family.



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## Property Description

A superb opportunity to purchase an extended semi-detached property in a highly regarded and much sought after location.

Requiring some finishing the property boasts five bedrooms, two bathrooms, a spacious living area and a dining kitchen and will appeal to the growing family. Given the suitability of this property being converted to a HMO, subject to the necessary consents, the property will also appeal to the investor landlord.

Heygarth Primary School, South Wirral High School, Raeburn Primary School and Brookhurst Primary School are all easily accessed and commuters are well catered for with the mid Wirral M53 motorway is just a short drive away providing extended links to Chester, Liverpool, Warrington and Manchester. Regular bus and rail services are also available nearby as are a wide range of leisure facilities including the Croft Retail Park.

## Entrance Porch

Part slated entrance door opening to entrance porch with tiled flooring and through to the kitchen diner.

## Kitchen Diner

6' 7" x 17' 2" (2.01m x 5.23m)  
UPVC double glazed bay window to the front, matching wall, base and drawer units with scratched nickel handles and complimentary work surfaces. Electric hob with extractor above and free-standing oven to the side. Single bowl sink and drainer with swan neck tap. Integrated dishwasher and opening to living room.

## Living Room

16' 5" max x 14' 4" (5.00m max x 4.37m)  
Two UPVC double glazed patio doors to the rear, gas central radiator, built in cupboard housing gas central heating boiler and opening to sitting room.

## Sitting Room

14' 11" x 8' 9" (4.55m x 2.67m)  
UPVC double glazed patio doors to the rear, gas central heating radiator and door leading to home office.

## Home Office/Bedroom 5

17' 3" max x 8' 10" (5.26m max x 2.69m)  
UPVC double glazed window to the front and doorway to downstairs WC.

## Downstairs Wc

Low level dual flush WC and wash hand basin.

## Landing

UPVC double glazed window to front, gas central heating radiator and laminate flooring.

## Bedroom One

16' 8" max x 8' 10" (5.08m max x 2.69m)  
UPVC double glazed window to the front, gas central heating radiator, laminate flooring and door leading to ensuite.

## Ensuite

UPVC double glazed window to the rear, gas central heating radiator, WC, pedestal wash hand basin and shower enclosure.

## Bedroom Two

14' 10" x 10' 4" (4.52m x 3.15m)  
UPVC double glazed window to the front, gas central heating radiator, laminate flooring, and wash hand basin.

## Bedroom Three

8' 3" x 14' 4" (2.51m x 4.37m)  
UPVC double glazed to the side and rear, laminate flooring, gas central heating radiator and wash hand basin.

## Family Bathroom

Shower enclosure, bath, pedestal wash hand basin and WC. Tiled flooring and gas central heating radiator.

## Second Floor Landing

Staircase to second floor landing with door leading to bedroom four.

## Bedroom Four

13' 2" x 25' 7" (4.01m x 7.80m)



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## Eastham Rake, Wirral

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom Semi-Detached Family Home In The Heart of Eastham
- Excellent Catchment Area for Primary & Secondary Schools

Tenure: Freehold EPC Rating: D

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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