



**St. David Road, Wirral, CH62 0BT**



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**St. David Road, Wirral**

Jones and Chapman are delighted to bring this three bedroom semi-detached family home set in the highly sought after area of Eastham to the market. This property is situated a stones throw from Eastham Village, Eastham Country Park with plenty of food and drink hotspots along the way.



## Property Description

Jones and Chapman are delighted to bring this three bedroom semi-detached family home set in the highly sought after area of Eastham to the market. This property is situated a stones throw from Eastham Village, the Wirral Circular Trail, Eastham Country Park with plenty of food and drink hotspots along the way and within a great catchment area for local schools. This property is a short drive away from the Croft Retail and Leisure Park something for all the family to enjoy. Motorway links within easy reach for Liverpool and Chester along with bus routes in walking distance.

This property briefly comprises of: Entrance Hall, Living Room, Sitting/Dining Room, Kitchen, Office/Play Room, Utility/Sun Room, Three Bedrooms and Shower Room.

To register your interest and to book your viewing, please call us today!

### Entrance Hall

Double opening doors to the entrance porch with Victorian style tile affect vinyl flooring. Part glazed door opening to the entrance hall with diamond shaped window to the front, gas central heating radiator, understairs storage cupboard housing central heating boiler and wall light point. Door leading to living room, sitting room and diner.

### Living Room

12' 6" x 10' 6" (3.81m x 3.20m)  
UPVC double glazed bay window to the front, gas central heating radiator and wall light point.

### Sitting Room/Dining Room

12' 8" x 17' 5" (3.86m x 5.31m)  
UPVC double glazed window to the rear, two gas central heating radiators, electric log effect fireplace and door leading to kitchen.

### Kitchen

10' 7" x 7' 1" (3.23m x 2.16m)  
UPVC double glazed window to the side, matching

range of wall, base and drawer units with fitted contrasting work surfaces and a single stainless-steel sink and drainer. Tiled splashbacks, built in appliances of oven, fridge and freezer. Electric hob and washing machine (will remain in the property) Door leading to the office/playroom.

### Office/Play Room

8' 11" x 7' 1" (2.72m x 2.16m)  
UPVC double glazed window to the side and gas central heating radiator.

### Utility Room/Sun Room

6' 4" x 11' 3" (1.93m x 3.43m)  
Lighting points, power sockets and wooden single glazed windows to the side and rear with a door leading to the rear garden.

### Landing

Staircase to the first-floor landing with a diamond lead detailed window to the side and doors leading to all rooms.

### Bedroom One

10' 6" x 10' 6" (3.20m x 3.20m)  
UPVC double glazed bay window to the front, gas central heating radiator and feature fireplace.

### Bedroom Two

12' 8" x 10' 6" (3.86m x 3.20m)  
UPVC double glazed window to the rear, gas central heating radiator and feature fireplace.

### Bedroom Three

7' 9" x 6' 7" (2.36m x 2.01m)  
UPVC double glazed bay window to the front and gas central heating radiator.

### Shower Room

8' x 6' 5" (2.44m x 1.96m)  
UPVC double glazed window to the rear and side, shower exclusive with Aquatronic electric shower, pedestal wash hand basin, close coupled WC and gas central heating radiator.



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## St. David Road, Wirral

- Three Bedroom Semi-Detached Family Home In The Heart of Eastham
- A stones throw from Eastham Village, the Wirral Circular Trail, Eastham Country Park
- Plenty of food and drink hotspots along the way and within a great catchment area for local schools.
- A short drive away from the Croft Retail and Leisure Park
- Motorway links within easy for Liverpool and Chester along with bus routes in walking distance

Tenure: Freehold EPC Rating: D



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB110335 - 0006

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