



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

28 Harrison Close, Eastham, CH62 8FA

28 Harrison Close, Eastham, CH62 8FA

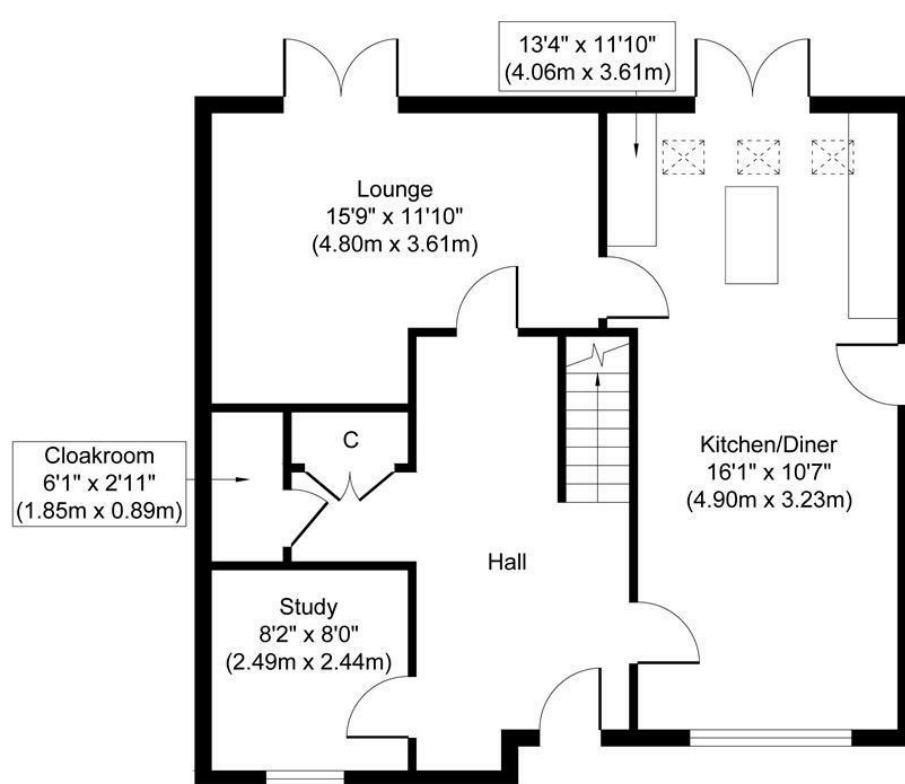
Offers In Excess Of £475,000

It is with pleasure that we offer to the market this stunning four bedroom executive home, that is presented to the most discerning of standards.

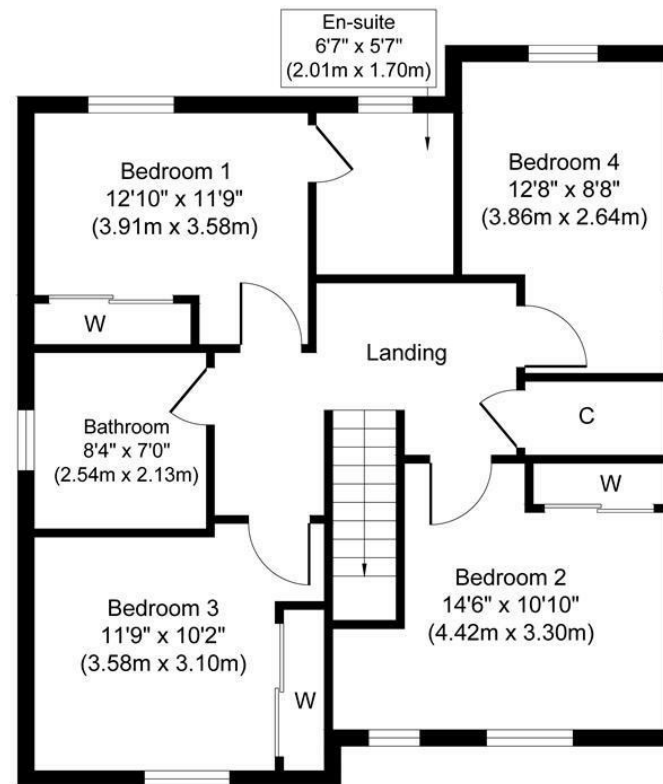
The property is one of the limited number on this select development of individually designed homes. Number 28 has the added advantage of enjoying an alcove position off the main thoroughfare, thus having greater privacy and no direct passing traffic.

The general area including Eastham and Bromborough offer a wide variety of amenities and facilities to meet most requirements. Access to public transport is readily available and the M53 is only a short drive away.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465  
littlesutton@hunters.com | www.hunters.com



**Ground Floor**  
**Approximate Floor Area**  
**720 sq. ft**  
**(66.88 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**680 sq. ft**  
**(63.15 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Entrance Hall

Staircase to first floor landing, under stairs cupboard, utility cupboard with plumbing for automatic washing machine and space for tumble dryer, wall units and contrasting worktops.

Study

8'2" x 8'0"  
Central heating radiator, double glazed window to front elevation with shutters.

Cloakroom

6'1" s 2'11"  
Two piece suite in white to include low level WC and wash hand basin, central heating radiator, extractor fan.

Lounge

15'9" x 11'10"  
Great family room with French doors and shutters overlooking the rear garden. Central heating radiator.

Kitchen/Dining Area

27'2" x 11'10" narrowing to 10'7"  
What a stunning area that can be enjoyed as one big family room or used in a more formal manner with two separate areas.

Kitchen Area

11'10" x 13'4"  
Fitted with a comprehensive range of wall and base units with contrasting work tops and tiled splashbacks. There are a number of integrated appliances including peninsula unit with a four burner hob and extractor unit housed in the island unit. Hotpoint double oven, dishwasher, fridge freezer, contemporary one and a half bowl sink unit with mixer taps, tiled floor, recessed lighting, Velux style windows flood light into this area, French doors with shutters overlook the rear garden, additional side access door to driveway and further internal access back into the lounge.

Dining Area

16'1" x 10'7" max  
With double glazed window with shutters to front elevation, tiled floor and central heating radiator.

Galleried Landing

Staircase leads from hall to first floor galleried landing allowing access to the bedrooms and family bathroom. Store cupboard, loft access and central heating radiator.

Main Suite - Bedroom

12'10" overall x 11'9"  
Triple panel mirrored wardrobes, double glazed windows with shutters, central heating radiator.

Ensuite

6'7" x 5'7"  
Large walk-in shower unit, pedestal wash basin, low level WC, tiled splashbacks and flooring, double glazed window and central heating radiator.

Bedroom Two

10'10" x 14'6" narrowing to 8'8" max overall  
Fitted mirror wardrobes, two double glazed windows with shutters, central heating radiator.

Bedroom Three

11'9" including depth of wardrobes x 10'2"  
Double mirrored wardrobes, double glazed window with shutters, central heating radiator.

Bedroom Four

12'0" x 8'8" max  
Two double glazed windows with shutters, central heating radiator.

Bathroom

8'4" x 7'0"  
Family bathroom with four piece suite to include panelled bath with mixer taps, walk-in shower cubicle with tiled walls, low level WC, pedestal wash basin, ladder towel rail, shaver point. Double glazed window.

Outside

To the front there is vehicle parking with adjoining lawned area. The driveway extends to the side elevation and leads to the detached garage.

The rear garden is mainly laid to lawn with mature borders and enjoys a good level of privacy.

Garage

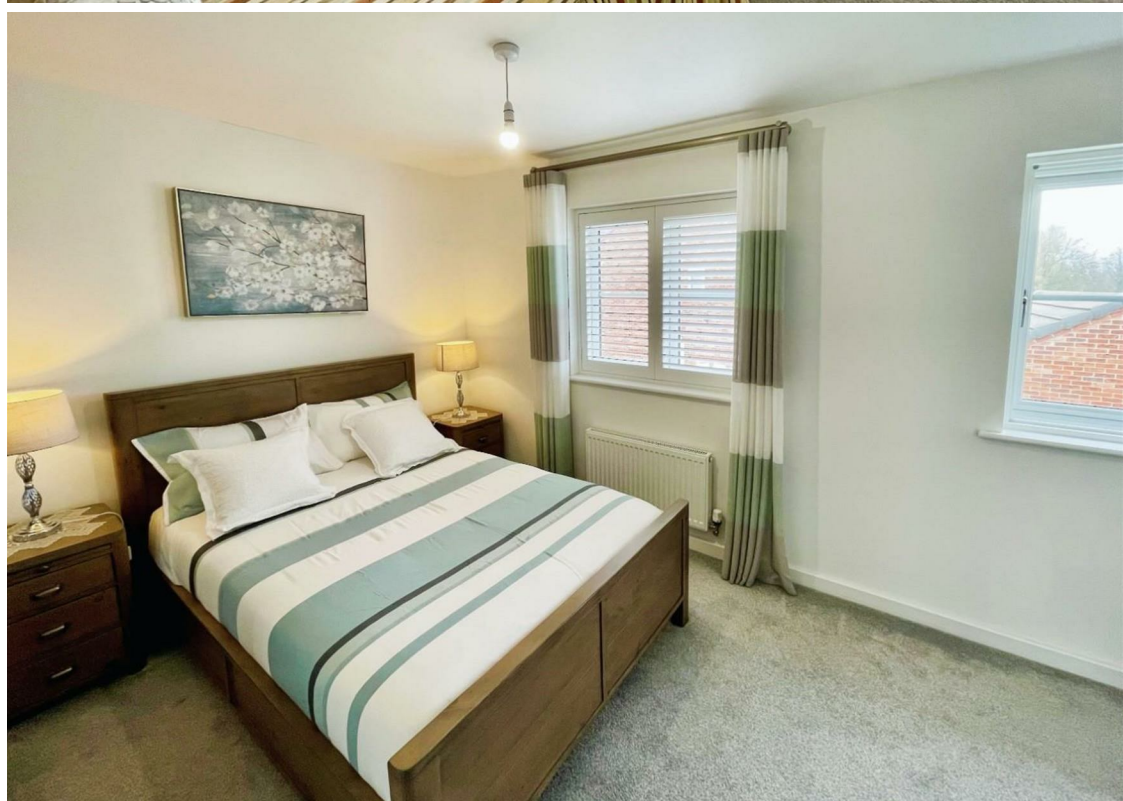
17'4" x 9'0"  
Detached with pitched roof, power and light.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	92
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











HUNTERS

HERE TOGETHER NOW THERE