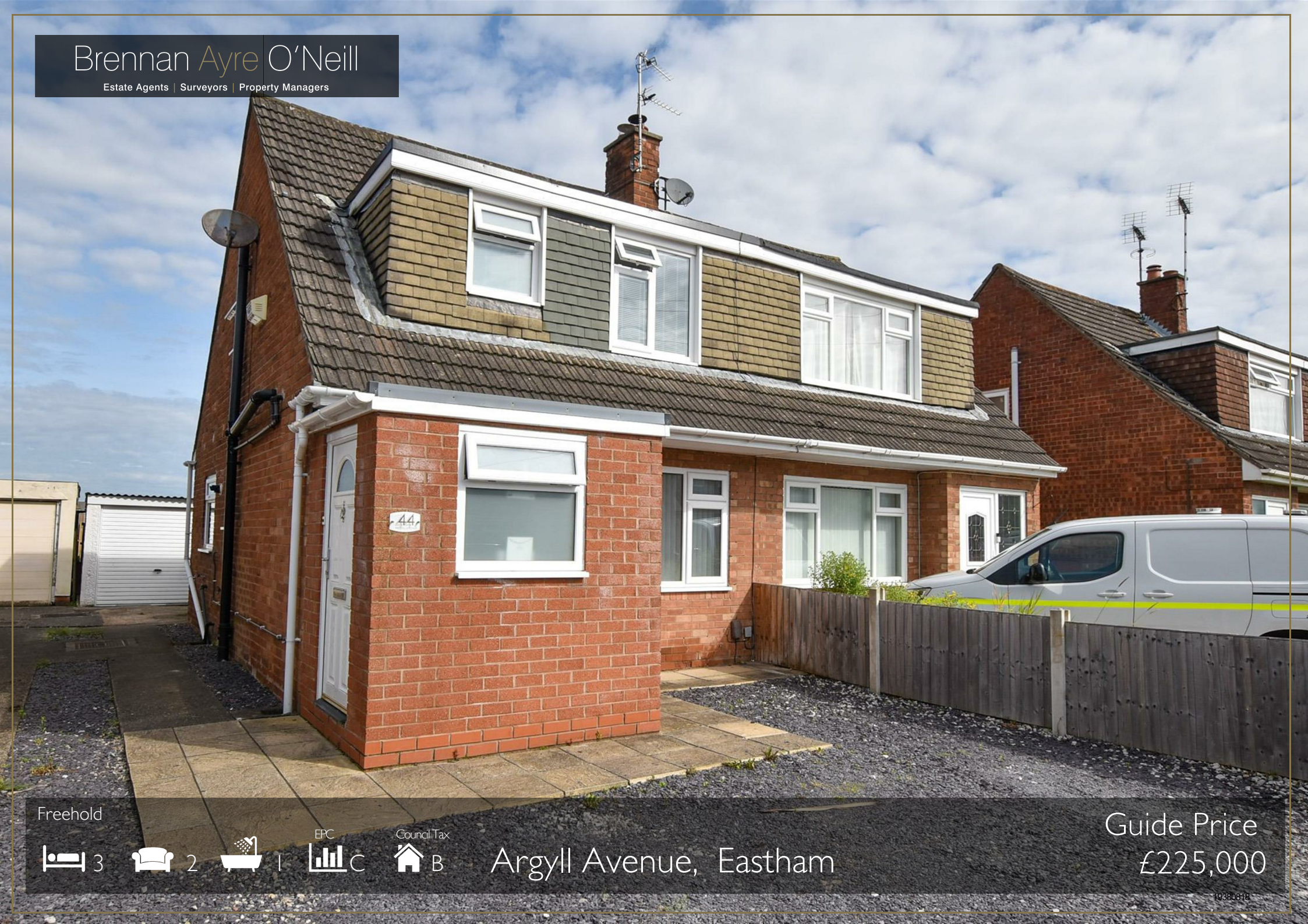
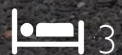


Brennan Ayre O'Neill

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Freehold



EPC



Council Tax



Argyll Avenue, Eastham

Guide Price  
£225,000

**\*\*MOVE IN READY\*\*** - This deceptive property offers a contemporary finish throughout with a number of extras including a utility with downstairs WC. The accommodation is spacious with an open plan through lounge diner with kitchen off. Garden to the rear with garage and aspect over playing fields, off road parking to the front.

### Approach

Set back with off road parking and shared access to the side and garage. A porch connects into:

### The Accommodation

We have the stairs on the left and open to the reception area with aspect to the front, fireplace and open to the breakfast area with French doors opening onto the rear garden.

### Kitchen

Free flowing open plan living. The kitchen offers a range of built in wall and base units finished in cream with complimentary worktops and splashbacks. Space for fridge freezer, inset oven, hob and sink with aspect to the side. Connecting door into

### Utility & WC

A great addition, offering plumbing for white goods, wall mounted boiler and WC.

### Making your way upstairs

The landing provides access to principle rooms including 3 bedrooms, two with rear aspect and one to the front.

### Bathroom

A white suite with bath and shower above, WC and wash basin set within a vanity unit and tiled walls.

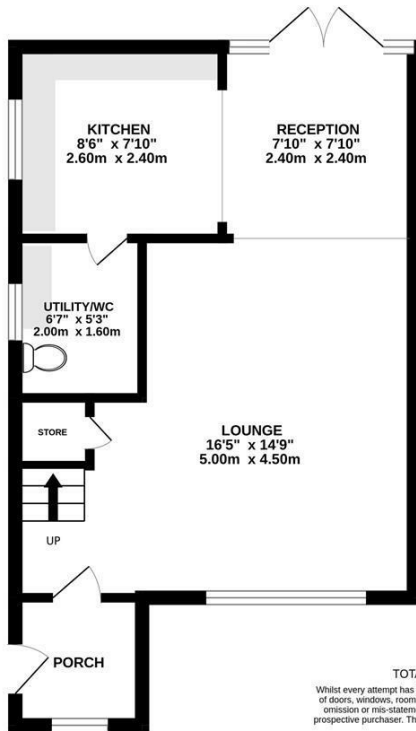
### Garden & Garage

A paved patio area to the immediate rear and path leading to a further seating area with slate finish whilst the majority is laid to lawn with fenced boundaries and open aspect to the rear over playing fields. Gate to the side which provides access to the garage.

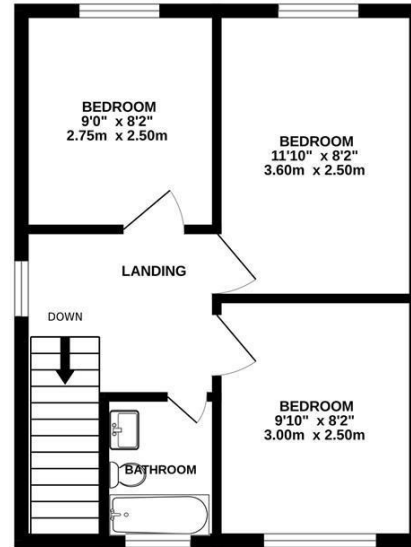




GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

**Brennan Ayre O'Neill**

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