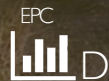


Brennan Ayre O'Neill

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Freehold



EPC

Council Tax



Athol Drive, Eastham

Guide Price
£225,000

****EXTENDED**** Offering well proportioned rooms with the benefit of an additional reception room (converted garage) and an extended kitchen. Well positioned, set back with off road parking and porch leading into the accommodation.

The main reception area offers a through lounge diner which is filled with natural light with the dual aspect. You will find the stairs to the first floor and a connecting door into the separate sitting area (converted garage) - which has been used as the games room!

The lounge enjoys the solid fuel fire, whilst the diner has French doors opening onto the garden.

Making your way to the extended kitchen which offers a range of wall and base units but one of the USPs for this property has to be the additional accommodation, and here you will find the utility and downstairs WC. Whilst upstairs you will find 3 bedrooms and a family bathroom... come and see for yourself.

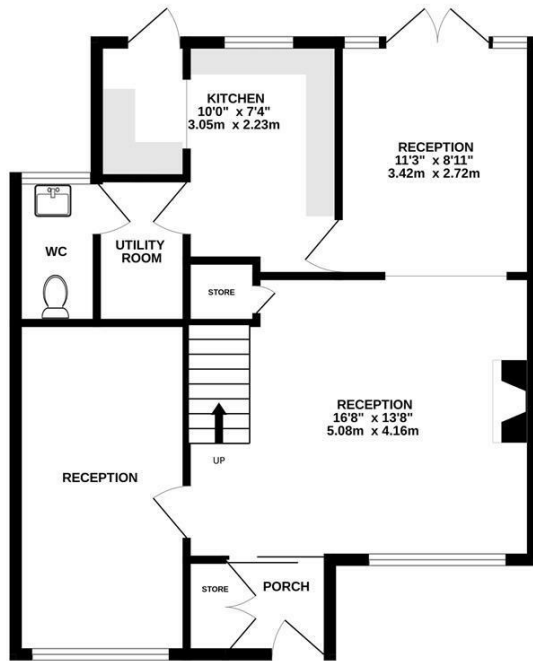
You will also have the benefit of a pleasant garden with patio area and a shaped lawn with planted borders with fence boundaries.

The property offers gas central heating, upvc double glazing and a neutral finish throughout.

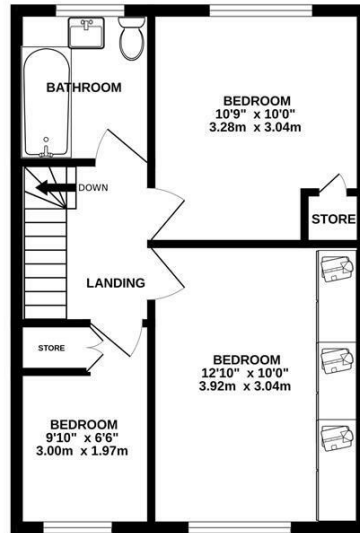




GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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.

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