



Sutherland Drive, Eastham

£895 pcm



LESLEY HOOKS
ESTATE AGENTS





Ideal for couples, singleton and families alike this semi detached property is attractively presented throughout. Having uPVC double glazing and gas central heating the layout briefly comprises hallway, lounge through dining room, modern fitted kitchen, three bedrooms and a bathroom. Outside the property there is a generous driveway leading to the garage and well maintained front garden. To the rear is a generous garden mostly laid to lawn with patio seating area. Located in a popular residential area the property is within easy reach of local amenities including primary and secondary schools, shops and eateries. For transport links access to the A41 with links to Liverpool and Chester is a short drive away.



Hallway

13'5" (4.09m) x 5'11" (1.8m)

Stairs to first floor.

Lounge/Dining Room

25'2" (7.67m) x 10'9" (3.28m) Max

Lounge through dining room with display fireplace, window to the front, double doors to the rear.

Kitchen

10'0" (3.05m) x 7'4" (2.24m)

Modern fitted kitchen with range of units at eye and floor level, complimentary work surfaces, integrated hob, oven and fridge freezer, sink and drainer, window to the side, door to the rear.

Bedroom One

12'10" (3.91m) x 8'0" (2.44m)

Range of fitted wardrobes with sliding mirrored doors, window to the front.

Bedroom Two

11'0" (3.35m) x 8'2" (2.49m)

Fitted wardrobes with sliding mirrored doors, window to the rear.

Bedroom Three

9'9" (2.97m) x 6'4" (1.93m)

Window to the front.

Bathroom

7'3" (2.21m) x 6'3" (1.91m) Max

Three piece suite in white comprising bath with shower and screen above, wc and wash hand basin, window to the rear.

Garage

17'8" (5.38m) x 7'10" (2.39m)

Window to the rear

Sun Room

Doors to rear garden.

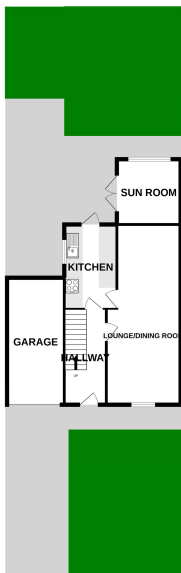






GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the information contained herein, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or operation.

Issue 001 12/2022

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.