



Harrison Close, Eastham

£245,000



LESLEY HOOKS
ESTATE AGENTS





Built by Bloor Homes in 2017, this beautifully presented three-bedroom home offers stylish, contemporary living in a highly desirable residential development the property is set across three floors and has thoughtfully designed interior.

The accommodation briefly comprises a welcoming entrance hall, a comfortable lounge, a stunning open-plan kitchen and dining room, perfect for modern family life and entertaining, and a convenient downstairs WC. The first floor features two well-proportioned bedrooms and a modern family bathroom, while the impressive second-floor principal bedroom enjoys its own private ensuite and views across to Moel Famau creating a peaceful retreat.

Externally, the property benefits from a driveway providing an attractive rear garden, predominantly laid to lawn with artificial turf and a patio seating area ideal for outdoor dining and relaxation.

Ideally positioned within easy reach of Bromborough Village, the home is just a five-minute drive from Bromborough Retail Park, offering an excellent selection of shops, restaurants, and leisure facilities. Well-regarded primary and secondary schools are nearby, making this an excellent choice for families. Commuters will also appreciate the superb transport links, with Bromborough train station just five minutes away and convenient access to motorway networks connecting Liverpool and Chester.

The property is freehold. An annual maintenance charge of approximately £180 is payable for the upkeep of the development.



Lounge

14'9" (4.5m) x 10'5" (3.18m)

Kitchen

13'0" (3.96m) x 13'10" (4.22m)

Downstairs WC

5'0" (1.52m) x 3'4" (1.02m)

Bedroom One

13'8" (4.17m) x 10'8" (3.25m)

En-Suite

6'3" (1.91m) x 4'9" (1.45m)

Bedroom Two

13'10" (4.22m) x 9'11" (3.02m)

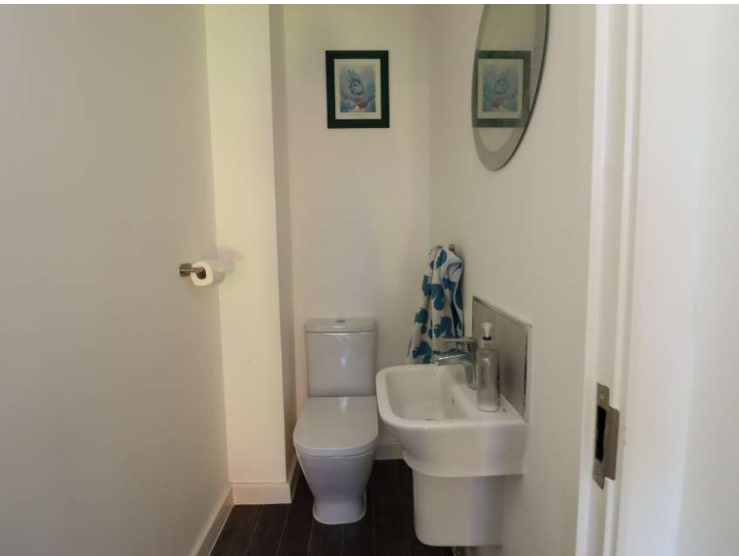
Bedroom Three

8'6" (2.59m) x 6'10" (2.08m)

Bathroom

7'6" (2.29m) x 6'10" (2.08m)



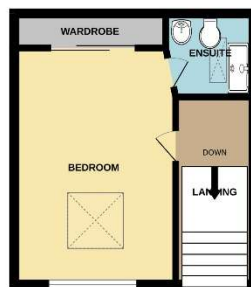
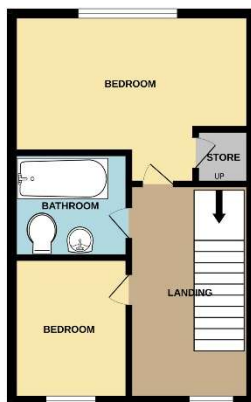
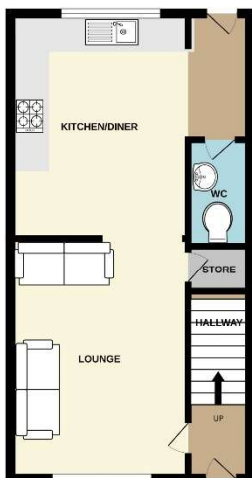




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		96
(81-91)	B	84	
(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	

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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