

Berwick Avenue, Eastham

£240,000







LESLEY HOOKS
ESTATE AGENTS







Tucked away in a peaceful cul-de-sac just off the ever-popular Lyndale Avenue, this beautifully presented three-bedroom semi-detached home is ideal for families or those seeking a quiet retreat with excellent access to local amenities.

Step inside and you`ll be welcomed by a spacious open-plan lounge through to the dining room, filled with natural light and featuring patio doors that open out onto the rear garden—perfect for indoor-outdoor living and entertaining. The modern galley kitchen is both stylish and functional, also offering direct access to the garden.

Upstairs, you`ll find three well-proportioned bedrooms and a contemporary family bathroom, all presented in immaculate condition.

Outside, the property benefits from a driveway to the front, leading to a garage, providing off-street parking and additional storage. The rear garden offers a lovely patio area, ideal for summer evenings and al fresco dining.

Entrance Hall
7'8" (2.34m) x 3'0" (0.91m)

Lounge
13'4" (4.06m) x 13'0" (3.96m)

Dining Room
11'0" (3.35m) x 7'6" (2.29m)

Kitchen
11'0" (3.35m) x 7'6" (2.29m)

Bedroom One
12'8" (3.86m) x 9'9" (2.97m)

Bedroom Two
10'8" (3.25m) x 10'4" (3.15m)

Bedroom Three
10'3" (3.12m) x 6'7" (2.01m)

Bathroom
6'4" (1.93m) x 5'6" (1.68m)

Garage
17'6" (5.33m) x 7'9" (2.36m)







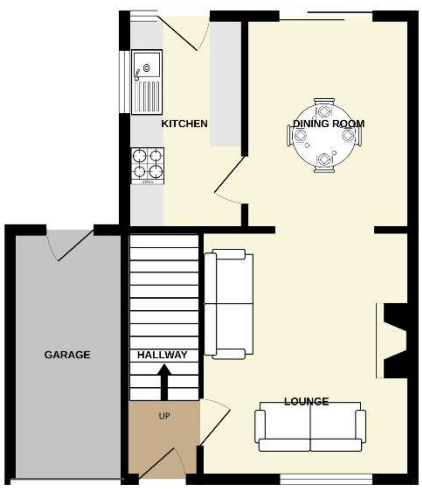




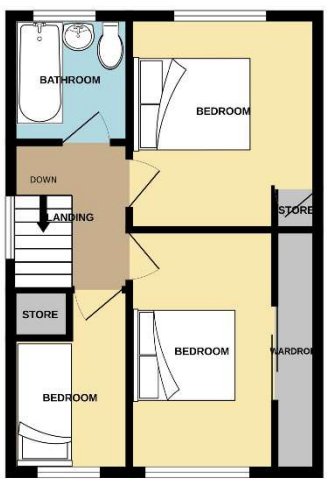




GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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