



Mallowdale Close, Eastham

£160,000



LESLEY HOOKS
ESTATE AGENTS





Situated in a popular and well-established residential location, this attractive terraced home is perfect for families and buyers looking for more space than first meets the eye. From the moment you step inside, it's clear the property has been thoughtfully laid out to suit modern living. Benefiting from uPVC double glazing and combi-fired gas central heating, the accommodation begins with a welcoming hallway, a utility room with wc and a spacious open-plan living area. Here, the lounge, dining space and fitted kitchen flow seamlessly together, creating a warm and sociable hub for everyday life and entertaining. Upstairs, the property continues to impress with four generous bedrooms, offering flexibility for growing families, home working or guests, along with a well-appointed three-piece family bathroom. To the rear, a paved garden provides a low-maintenance outdoor space ideal for relaxing or enjoying warmer days. Ideally located, the property is within comfortable walking distance of local shops and schools, while excellent motorway links are just a short drive away, providing easy access to Liverpool and Chester. This is a home that combines space, convenience and a great location – well worth a closer look. Council tax band A. Freehold.



Hallway

10'0" (3.05m) Max x 15'0" (4.57m) Max

Utility & WC

6'10" (2.08m) x 5'1" (1.55m)

Open Plan Lounge Dining Room

23'11" (7.29m) x 9'10" (3m)

Kitchen

10'6" (3.2m) x 9'4" (2.84m)



Bedroom One

10'3" (3.12m) x 11'11" (3.63m) Into
Wardrobe Recess

Bedroom Two

10'3" (3.12m) x 11'8" (3.56m)

Bedroom Three

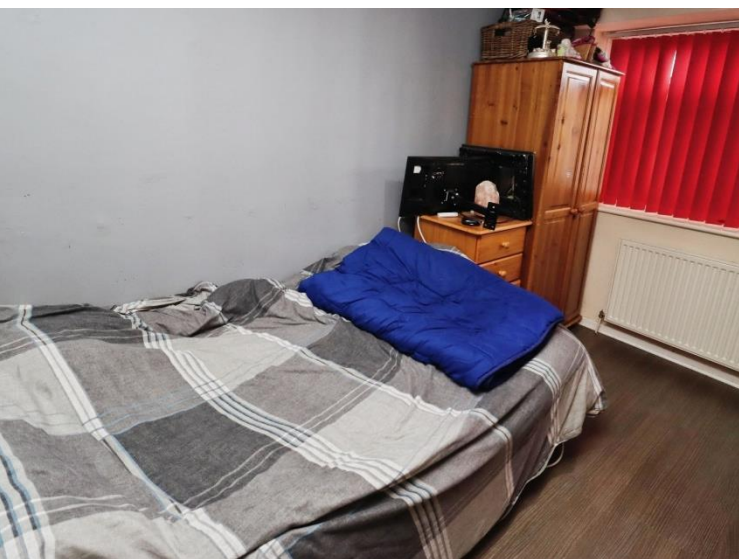
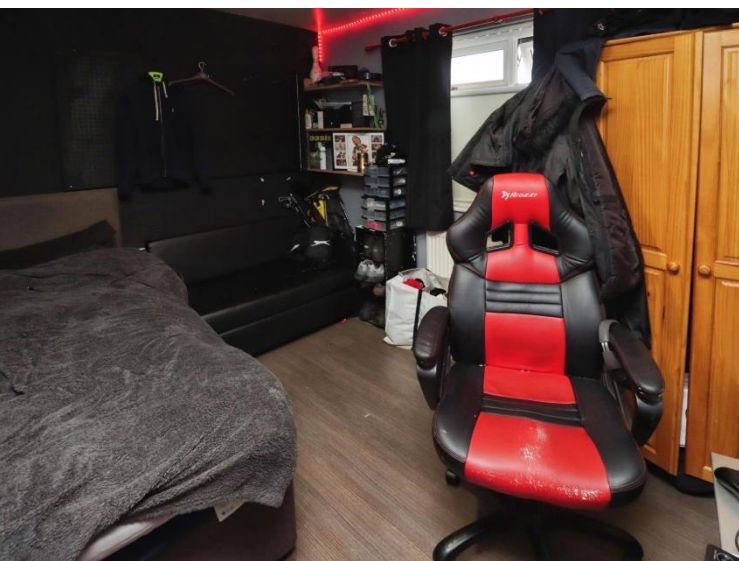
9'10" (3m) x 8'3" (2.51m)

Bedroom Four

10'5" (3.18m) x 8'2" (2.49m)

Bathroom

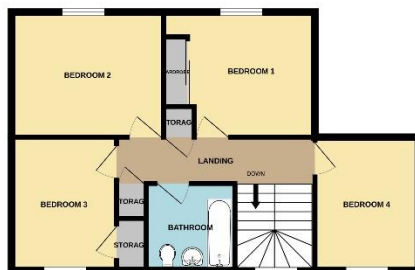
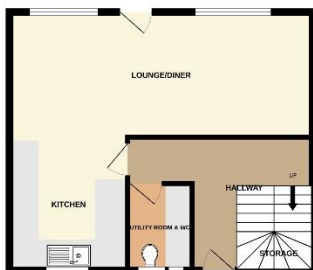
7'1" (2.16m) x 6'8" (2.03m)





GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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