



Mill Hey, New Chester Road

£350,000 offers over



LESLEY HOOKS
ESTATE AGENTS





For those seeking a home with undeniable charm and timeless appeal, this captivating three-bedroom detached residence in the highly desirable area of Eastham is impossible to resist. Behind its enchanting façade lies a home that effortlessly blends heritage with contemporary elegance, offering generous living spaces finished to an impeccable standard while celebrating the property's rich character. Showcasing an abundance of exquisite original features, this is a truly exceptional home that leaves a lasting impression from the very first glance.

Step inside and you're immediately welcomed by a beautifully appointed kitchen, thoughtfully designed with an extensive range of stylish base and wall units, complemented by generous worktop space that perfectly balances practicality with sophistication. Beyond, the stunning main reception room forms the heart of the home, bathed in natural light thanks to elegant bi-fold doors that dissolve the boundary between indoors and out. Rich wood-style flooring, exposed beams and tasteful décor combine to create a space that is as warm and inviting as it is effortlessly elegant—perfect for relaxed evenings or stylish entertaining. Completing the ground floor is a bright and versatile study, ideal for home working or a peaceful retreat.

Upstairs, the sense of quality continues with three beautifully presented double bedrooms, each enjoying charming sloping ceilings that add warmth, character and individuality. The principal bedroom benefits from the luxury of its own en-suite, while the impressive family bathroom provides a true spa-like experience, centred around a magnificent clawfoot bathtub that invites long, indulgent soaks.

Outside, the beautifully paved courtyard offers a private sanctuary for al fresco dining, morning coffee or evening drinks in the warmer months. Off-road parking adds further convenience, completing this remarkable home where classic character and modern luxury come together in perfect harmony.



Lounge

24'4" (7.42m) x 18'5" (5.61m)

Kitchen

17'1" (5.21m) x 9'8" (2.95m)

Office

8'6" (2.59m) x 6'7" (2.01m)

Bedroom One

18'2" (5.54m) x 11'5" (3.48m)

WC

4'6" (1.37m) x 3'3" (0.99m)

Bedroom Two

11'2" (3.4m) x 8'6" (2.59m)

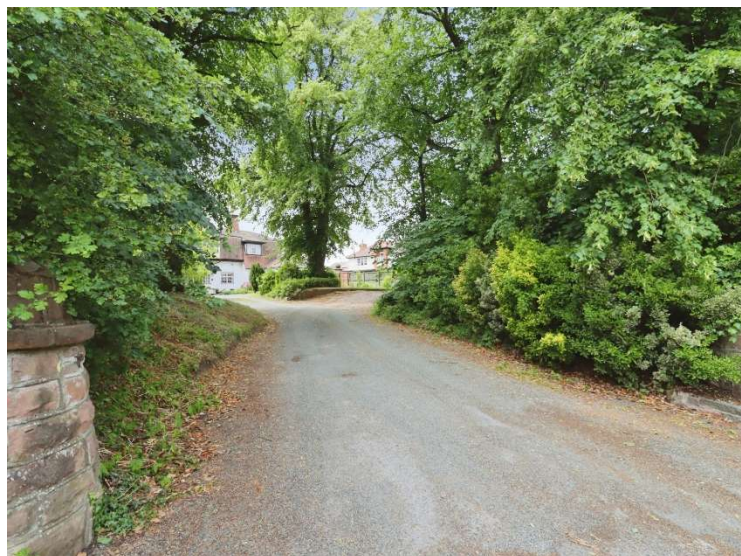
Bedroom Three

11'9" (3.58m) x 10'6" (3.2m)

Bathroom

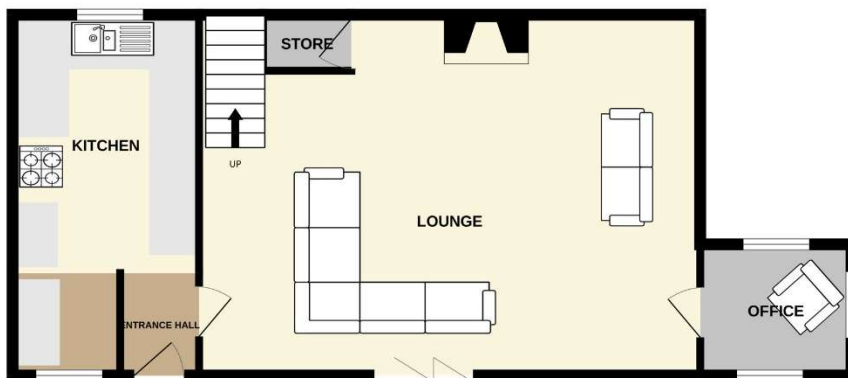
10'8" (3.25m) x 7'2" (2.18m)



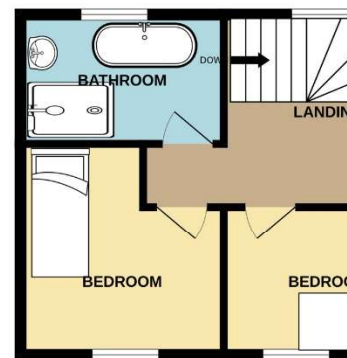




GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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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Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-44)		
The energy efficiency class is based on the energy efficiency rating of the property.		
England & Wales		

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.