



Harrogate Close, Eastham

Offers over
£350,000



LESLEY HOOKS
ESTATE AGENTS





Introducing a unique property opportunity: two semi-detached bungalows sold as one, offering remarkable versatility and potential. Currently, these properties are connected by a boarded-up door, allowing for easy conversion into a single expansive home or maintaining them as two distinct dwellings.

Bungalow One features an inviting entrance hall, a spacious lounge, a well-appointed kitchen, a modern shower room, and two versatile bedrooms—which can be used as either dining or sitting rooms. Additionally, it boasts a light-filled conservatory and a shared rear garden, creating a peaceful outdoor space.

Next Door is a charming dormer bungalow with an open-plan hallway and kitchen, a comfortable lounge, conservatory and stairs leading to the first floor. Upstairs, you'll find two bedrooms and a family bathroom, offering ample space for a growing family.

This unique property layout provides endless possibilities. You can easily knock through to create a single, large home with four bedrooms, two/four reception rooms, two bathrooms, and two conservatories—ideal for those seeking extra space. Alternatively, you can maintain the bungalows as separate homes, perfect for multi-generational living or creating a granny annex in the dormer bungalow.

This property is perfect for two families looking to move in together, such as parents and those looking to help their children take their first steps onto the property ladder. The flexibility to merge or separate the properties subject to any relevant/required planning permission offers an unmatched opportunity for harmonious shared living. The possibilities are endless—explore them all with this distinctive property!



Entrance Porch

3'5" (1.04m) x 1'10" (0.56m)

Hall

12'6" (3.81m) Max x 6'7" (2.01m) Max

Lounge

16'11" (5.16m) x 13'2" (4.01m)

Bedroom One/Dining Room

16'6" (5.03m) x 10'10" (3.3m)

Bedroom Two/Sitting Room

11'0" (3.35m) x 9'5" (2.87m)

Kitchen

12'8" (3.86m) Max x 11'6" (3.51m) Max

Shower Room

8'5" (2.57m) Max x 6'6" (1.98m) Max

Conservatory

11'6" (3.51m) x 6'11" (2.11m)



Entrance Porch

5'6" (1.68m) x 3'4" (1.02m)

Lounge

17'3" (5.26m) Max x 10'3" (3.12m)

Kitchen/Open Plan Diner

17'1" (5.21m) Max x 14'8" (4.47m) Max

Conservatory

12'8" (3.86m) x 11'4" (3.45m)

Bedroom Three

14'0" (4.27m) Max x 13'10" (4.22m) Max
Narrowing to 6'2" x 3'10"

Bedroom Four

12'7" (3.84m) Max x 11'6" (3.51m) Max

Bathroom

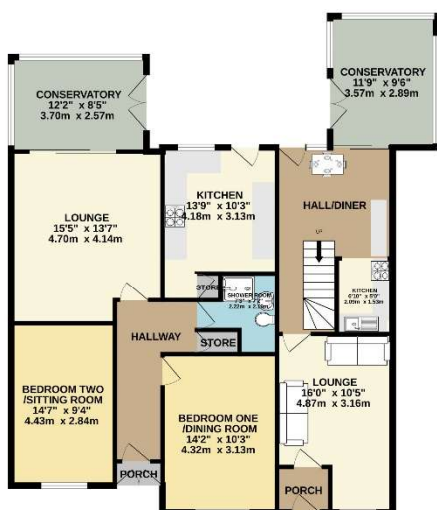
8'3" (2.51m) x 6'10" (2.08m)





GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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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