



# Argyll Avenue, Eastham

£240,000



**LESLEY HOOKS**  
ESTATE AGENTS





Step inside this deceptively spacious TARDIS of a bungalow and prepare to be surprised at every turn.

Entering through the porch, you are welcomed straight into the kitchen—an unconventional layout that works beautifully, offering extra space, flexibility, and a real hub-of-the-home feel. From here, a door leads through to the lounge, where the space opens up further, easily accommodating a dining table, home workspace, or both. It's a layout designed to adapt to modern living.

An inner hallway provides access to all three bedrooms, including a generously sized master bedroom with the option to create a walk-in wardrobe, perfectly utilising the narrowing space. A well-appointed shower room completes the internal accommodation.

Outside, the property continues to impress. To the front, a large driveway sweeps all the way along the side of the house, leading to a good-sized garage. The garden is a real highlight, featuring a stunning summer house—ideal as a home office, creative studio, or the perfect retreat to give teenagers their own space.

Still need more room? The loft is vast and, subject to planning permission, offers the potential to create an additional room, adding yet another layer of versatility.

This is not just a bungalow—it's a bungalow with options. Ideally located close to all amenities, this adaptable and surprisingly spacious home is perfect for a wide range of buyers. Come and see it before someone else beats you to it!



#### Entrance Porch

7'11" (2.41m) x 4'10" (1.47m)

#### Kitchen

15'8" (4.78m) x 7'2" (2.18m)

#### Lounge & Family Dining Room

22'6" (6.86m) x 12'4" (3.76m)

#### Bedroom One

20'0" (6.1m) x 9'1" (2.77m) Max  
Narrowing to 7'4"

#### Bedroom Two

10'6" (3.2m) x 8'1" (2.46m)

#### Bedroom Three

8'9" (2.67m) x 7'3" (2.21m)

#### Shower Room

6'11" (2.11m) x 5'11" (1.8m)

#### Summer House

11'3" (3.43m) x 11'2" (3.4m)

#### Garage

18'8" (5.69m) x 7'9" (2.36m)







GROUND FLOOR  
1021 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 sq.m.) approx.

NOTE: THIS FLOOR PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED AS A CONTRACTUAL DOCUMENT. THE ACCURACY OF THE MEASUREMENTS IS NOT GUARANTEED. THE BUYER SHOULD VERIFY THE MEASUREMENTS AND 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>	70		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Contact Us:**

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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.