



Helsby Avenue, Eastham

£190,000



LESLEY HOOKS
ESTATE AGENTS





Don't be fooled by first impressions, this end of terrace property offers far more space than you'd expect, making it a fantastic opportunity for first time buyers, growing families or savvy buy to let investors alike. And with no onward chain, you could be settling into your new home before you know it. Benefiting from uPVC double glazing and combi fired gas central heating throughout, this is a home where the hard work has already been done, leaving you free to add your own personal touches. Step inside to a welcoming hallway that leads through to a cosy lounge, where a charming fireplace complete with electric stove creates the perfect focal point on those colder evenings. From here, you'll find a generous kitchen dining room, ideal for family meals or entertaining, along with the added convenience of a downstairs WC, a real bonus for busy households or visiting guests. Upstairs, three good size bedrooms offer flexible accommodation, whether that's space for a growing family, a home office, or simply room to breathe. These are complemented by a modern wet room, offering a sleek and practical alternative to the traditional bathroom. Outside, to the rear of the property, you'll discover a lovely garden with a patio area, perfect for relaxing or entertaining during the warmer months, along with a handy out house providing valuable additional storage. Nestled within a popular residential area, this home puts you within easy reach of local shops, schools and transport links, everything you need for day to day life, right on your doorstep. Homes like this, offering space, character and no onward chain, don't come along often. Council tax band A. Freehold.



Hallway

12'1" (3.68m) x 5'11" (1.8m)

Lounge

13'11" (4.24m) x 11'10" (3.61m)

Kitchen Dining Room

17'3" (5.26m) x 10'0" (3.05m)

Downstairs WC

4'5" (1.35m) x 2'8" (0.81m)

Bedroom One

11'11" (3.63m) x 11'5" (3.48m)

Bedroom Two

12'9" (3.89m) x 9'11" (3.02m)

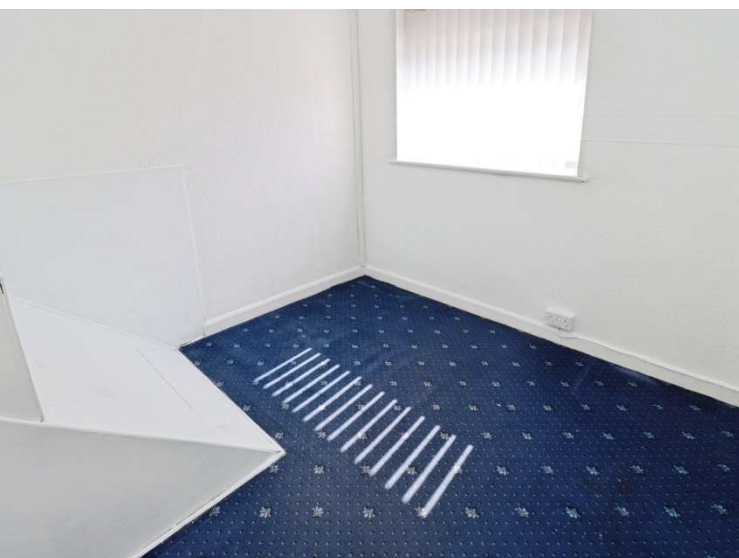
Bedroom Three

8'8" (2.64m) Max x 8'6" (2.59m)

Bathroom

7'2" (2.18m) x 5'5" (1.65m)

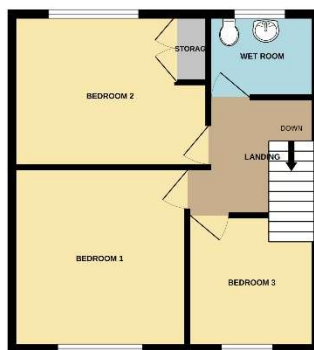
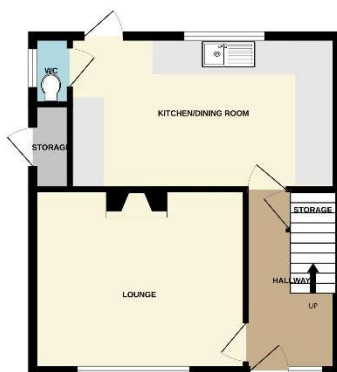






GROUND FLOOR
425 sq. ft. (39.5 sq. m.) approx.

1ST FLOOR
432 sq. ft. (40.1 sq. m.) approx.



TOTAL FLOOR AREA: 857 sq. ft. (79.7 sq. m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
(Made with HARPAS 12/2020)

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