

# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



EPC



Council Tax

St. David Road, Eastham

Price  
£235,000

19526223



**\*\*NO CHAIN\*\*** A popular house style within walking distance of Eastham Village, Coastal walks and woodland. The property offers spacious accommodation with a number of extras including an extended kitchen, conservatory and downstairs WC not forgetting the Southerly facing rear garden. You will also find a usable loft room with sky light. Don't miss out and call us today.

This property can be found on the right hand side of St David Road with shared parking to the side and front garden with path leading to the front entrance.

Its worth noting many properties in the road have adapted the front to incorporate private parking in front of the property subject to current regulations etc.

The accommodation starts with the hallway which provides access to reception space on the left, kitchen ahead and stairs with W/C below on the right.

Ample reception space on the left hand side which includes a lounge area at the front with bay window, central fireplace and double doors leading into the dining area which continues via sliding doors into the conservatory. From here you have the garden ahead with another set of French doors but you also have a connecting door into the kitchen.

The extended breakfast kitchen offers a range of wall and base units finished in cream with complimentary worktops, inset oven, grill and hob with space (and plumbing) for white goods with aspect over the garden to the rear and window to the side.







Making your way to the first floor, the landing provides access to 3 bedrooms, two of which are doubles and one single. The gas central heating boiler can be found in the rear bedroom but please note this is not in a working order.

You also have the shower room with separate WC (please note the WC is not in working order)

The loft space has been adapted to provide great storage with pull down ladder (from landing), floor, sky light and electric points.

Enjoying the Southerly aspect with patio area to the immediate rear whilst the majority is laid to lawn with well stocked borders, fence boundaries with gate providing access to the side.







## Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

**Brennan Ayre O'Neill**

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