



# Plymyard Avenue, Eastham

£299,995



**LESLEY HOOKS**  
ESTATE AGENTS





This well-presented three-bedroom detached home is situated on Plymyard Avenue, conveniently located just a ten minute walk from local shops, South Wirral High School, and Heygarth Primary School, making it ideal for families. The accommodation begins with a welcoming entrance hall, which includes a useful downstairs WC. This opens into a spacious lounge that flows through to a dining area tucked neatly around the corner, creating a comfortable and versatile living space. To the rear, a conservatory overlooks the garden, providing additional living space filled with natural light. The kitchen offers practical storage and worktop space and benefits from a door providing direct access into the integral garage. The garage offers excellent potential and could be converted into an additional reception room or lounge, subject to the relevant planning permissions. To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property is set back from the road with a driveway providing off-road parking for two vehicles. To the rear, the garden is bordered by mature, secluded hedging, offering a private and peaceful outdoor space.



**Entrance Porch**

7'2" (2.18m) x 3'5" (1.04m)

**Downstairs WC**

5'0" (1.52m) x 4'2" (1.27m)

**Lounge**

20'0" (6.1m) x 11'0" (3.35m)

**Dining Room**

10'11" (3.33m) x 10'8" (3.25m)

**Kitchen**

12'2" (3.71m) x 9'6" (2.9m)

**Conservatory**

10'10" (3.3m) x 9'10" (3m)

**Bedroom One**

10'7" (3.23m) x 13'10" (4.22m) Max

**Bedroom Two**

10'7" (3.23m) x 11'10" (3.61m)

**Bedroom Three**

8'1" (2.46m) x 6'10" (2.08m)

**Shower Room**

7'11" (2.41m) x 5'3" (1.6m)

**Garage**

17'0" (5.18m) x 9'6" (2.9m)







GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.

1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA - 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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 a guide only for prospective purchasers. 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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**Contact Us:**

**0151 334 5875**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

23 Allport Lane, Bromborough,  
Wirral, Merseyside, CH62 7HH

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