



Grampian Way, Eastham

£280,000



LESLEY HOOKS
ESTATE AGENTS





This beautifully presented three-bedroom family home offers both space and versatility, perfect for modern living.

Upon entering, you are welcomed by a bright entrance hall leading to a comfortable lounge on the left—an ideal space to relax and unwind. Also off the hallway is a flexible playroom, which could easily serve as an occasional fourth bedroom, complemented by a convenient downstairs WC and access to the garage store.

To the rear of the home, a galley kitchen flows seamlessly into an impressive open-plan kitchen/breakfast room, complete with a stylish breakfast island—perfect for busy mornings or entertaining guests. A separate dining room is tucked away at the rear, offering a more formal setting for family meals and special occasions.

Bi-fold doors open directly onto the rear garden, creating a wonderful indoor-outdoor connection. The house features three lovely bedrooms, each offering its own sense of comfort and charm, all with built in storage/wardrobes.



Complementing the bedrooms is a separate family bathroom together the bedrooms and bathroom create a welcoming and functional living environment suited to a range of lifestyles. The garden features a raised timber deck, ideal for summer evenings, and a well-maintained lawn—perfect for children and outdoor enjoyment.

To the front, a large driveway provides ample parking for multiple vehicles.

Ready to move into, this home exudes a warm and welcoming atmosphere throughout—a truly happy family space that any owner would be proud to call their own.

Hallway

13'6" (4.11m) x 6'4" (1.93m)

Lounge

13'0" (3.96m) x 10'0" (3.05m)

Kitchen/Breakfast Room

20'8" (6.3m) x 16'6" (5.03m)
9'0" x 5'4"

Dining Room

11'4" (3.45m) x 8'10" (2.69m)

Playroom/Occasional Bedroom Four

13'5" (4.09m) x 7'9" (2.36m)

Downstairs WC

3'4" (1.02m) x 3'0" (0.91m)

Bedroom One

11'1" (3.38m) x 10'0" (3.05m)

Bedroom Two

13'0" (3.96m) x 10'0" (3.05m)

Bedroom Three

9'10" (3m) x 6'6" (1.98m)

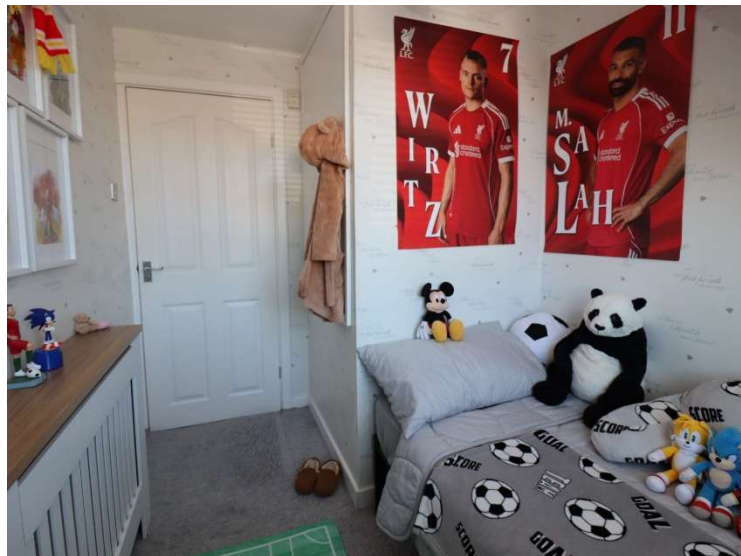
Bathroom

7'7" (2.31m) x 6'5" (1.96m)

Garage

8'0" (2.44m) x 5'0" (1.52m)







GROUND FLOOR
607 sq. ft. (54.7 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 for any prospective purchase. The materials, finishes and appliances shown here have not been visited and no guarantee as to their operability or efficiency can be given.
Made with Hesignic 05/20

Contact Us:

0151 334 5875

lesley@lesleyhooks.co.uk

23 Allport Lane, Bromborough,

Wirral, Merseyside, CH62 7HH

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.