



HUNTERS®
HERE TO GET *you* THERE

65 Crosthwaite Avenue, Eastham, CH62 9DE

65 Crosthwaite Avenue, Eastham, CH62 9DE

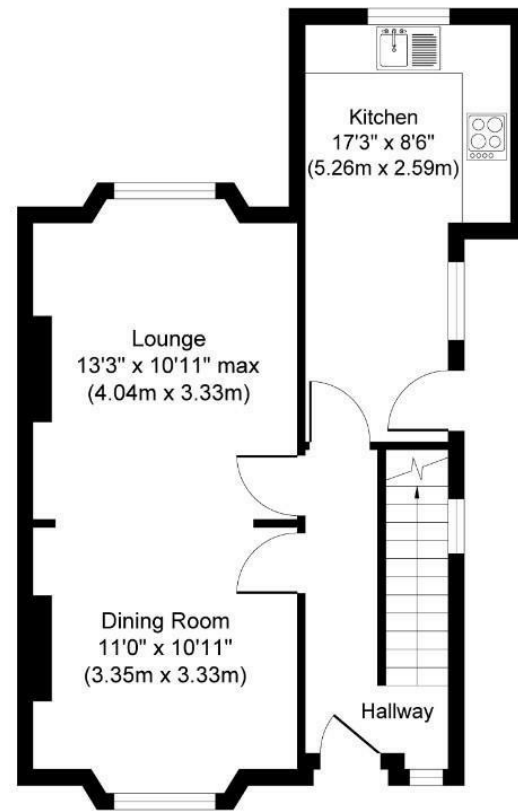
Asking Price £245,000

Are you looking for a traditional three bedroom semi-detached home that offers ready to move into accommodation? Then Crosthwaite Avenue should be on your shortlist.

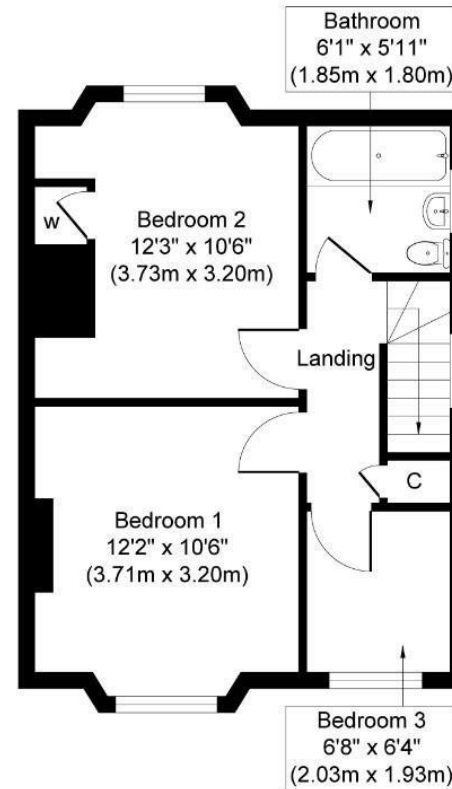
The property has been subject to a considerable amount of modernisation and general improvement, whilst retaining some of the original features such as doors and picture rails. The two most impressive upgrades have been to the kitchen and bathroom that now present in a clean bright and modern way.

Easton remains a popular residential area and the community can take advantage of all that is on offer including shops, cafés, community centres, schools, regular public transport and finally access to the A41.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
littlesutton@hunters.com | www.hunters.com



Ground Floor
Approximate Floor Area
466 sq. ft
(43.29 sq. m)



First Floor
Approximate Floor Area
399 sq. ft
(37.06 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Entrance

Original feature window, under stairs storage area with double glazed window to side elevation, central heating radiator, stairs to first floor.

Lounge/Dining Room

Although currently utilised for open plan living, this area could be returned to two separate rooms if desired.

Dining Room

11'0" x 10'11"

With double glazed bay window to front elevation, raised fireplace with Victorian style dog great and fire, central heating radiator. Open access through to:-

Lounge

13'3" x 10'11"

Double glazed bay window to rear elevation, central heating radiator. Door through to:-

Kitchen

17'3" x 8'6"

This really does offer the 'Wow' factor being extremely bright and modern. The theme is black-and-white with an extensive range of wall and base units extending to the breakfast bar. The contrasting worktops are further enhanced by subway tiled splashbacks, four burner gas hob with extractor above, oven, plumbing for automatic washing machine, space for fridge freezer, black one and a half bowl sink unit/drainage with mixer taps, vertical radiator in black, panelled ceiling with recessed lighting, double glazed window to rear elevation, side access door.

First Floor

Staircase leads from hall to first floor landing with arched double glazed window to side elevation, loft access.

Bedroom One

12'2" x 10'6"

Double glazed bay window to front elevation, central heating radiator.

Bedroom Two

12'3" x 10'6"

Double glazed bay window to rear elevation, central heating radiator.

Bedroom Three

6'8" x 6'4"

Double glazed window to front elevation, central heating radiator.

Bathroom

6'1" x 5'11"

Another feature room which presents to a high standard with its modern suite and fittings. 'P' shaped bath with multi-panel black shower screen. Integrated shower with rainfall head and additional handheld attachment again in black. 'P' shaped vanity style unit incorporating sink with storage and low-level WC. Panelled walls in a herringbone style finish, panelled ceiling with recessed lighting. Double glazed window to side elevation.

Outside

To the front of the property there is ample parking for two average sized cars. A gated side access leads to the gravel patio area and generous lawn with well stocked borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





