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FOR SALE

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HERE TO GET *you* THERE

4 Harrison Close, Eastham, CH62 8FA

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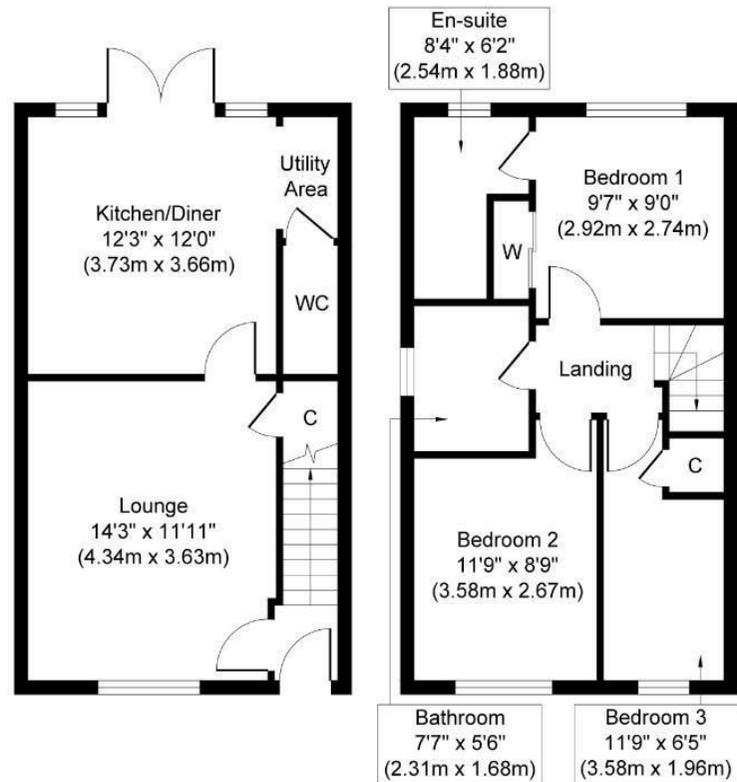
Asking Price £218,000

Here is one for those first time buyers or indeed those who need to downsize.

A modern, three bedroom, semi-detached house which offers easy to manage accommodation. The property enjoys an enclosed rear garden and two allocated parking spaces to the front. As expected, the property features double glazed windows, central heating, fitted kitchen and utility area and an ensuite to the main bedroom.

Eastham remains a popular residential area with good commuter links, including the M53 and local railway station. Reputable schools for most ages are available locally plus the amenities such as shops, pubs and cafés.

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Ground Floor
Approximate Floor Area
421 sq. ft
(39.15 sq. m)

First Floor
Approximate Floor Area
421 sq. ft
(39.15 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 Hall

Central heating radiator, stairs to 1st floor.

Lounge

14'3" x 11'11"

Double glazed window to front television, central heating radiator, under stairs cupboard.

Kitchen/Diner

12'3" x 12'0"

Fitted with a good selection of wall and base units in a modern blue finish, complimented by marble effect work surfaces. Integrated four burner hob with extractor above, oven, black one and a half bowl sink and drainer unit, French doors to rear garden, central heating radiator.

Utility Area

Wall mounted central heating boiler, plumbing for automatic washing machine.

Downstairs WC

Fitted suite with low level WC, wash hand basin, central heating radiator.

First Floor

Staircase leads from hole to 1st floor landing.

Bedroom One

9'7" x 9'0"

Mirrored wardrobes, central heating radiator, double glazed window to rear, and door into:-

Ensuite

8'4" x 6'2"

Fitted with a large shower cubicle, low-level WC, pedestal wash basin, double glazed window to rear, central heating radiator.

Bedroom Two

11'9" x 8'9"

Double glazed window to front, central heating radiator.

Bedroom Three

11'9" x 6'5"

Double glazed window to front, central heating radiator, store cupboard.

Bathroom

7'7" x 5'6"

Panelled bath with mixer taps and sewer attachment, low-level WC, pedestal wash basin, heated towel rail, double glazed window to side.

Outside

To the front there are two allocated parking spaces, whilst to the rear there is a lawned area with raised decking.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.





