

68 Cromwell Road, Ellesmere Port, CH65 4AA



Approximate total area^(b)

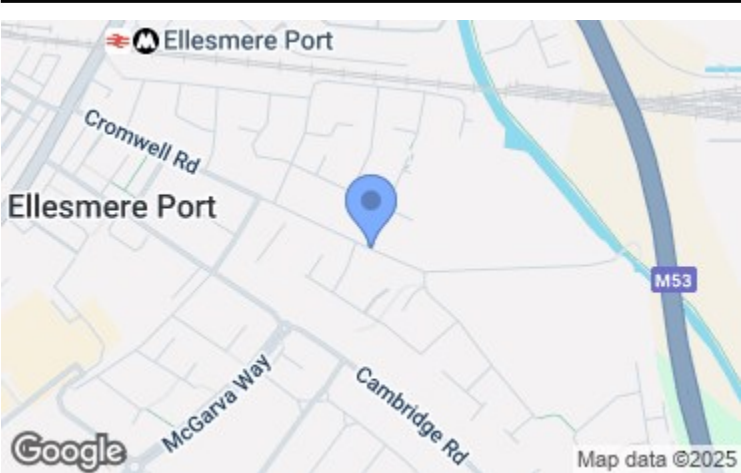
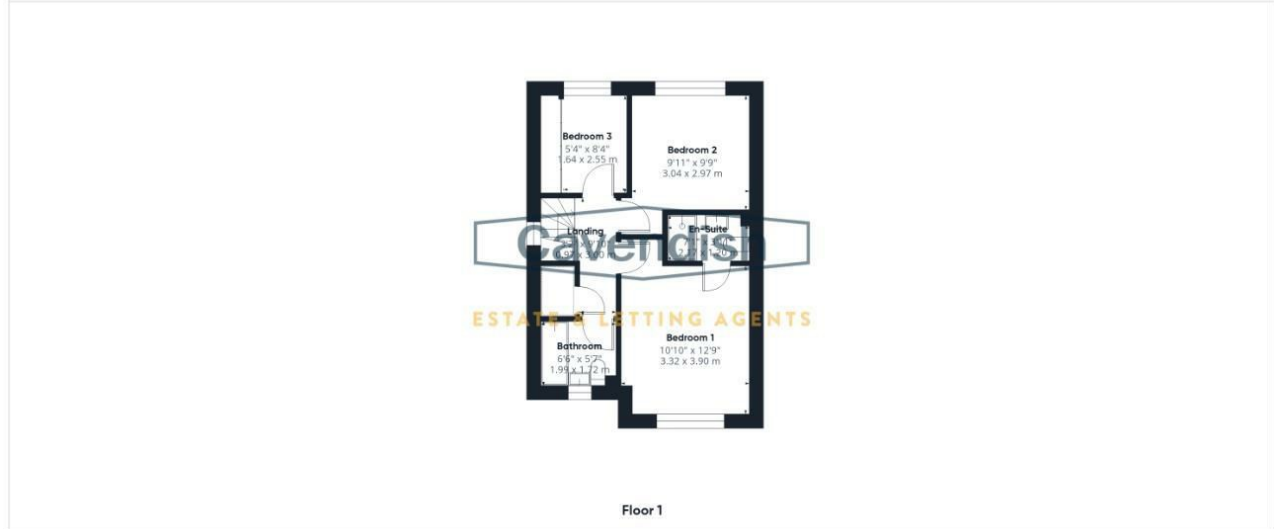
1049 ft²

97.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		84	96
Not energy efficient - higher running costs			


England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive 2002/91/EC



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.





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68 Cromwell Road

Ellesmere Port,
CH65 4AA

Price

£265,000

* BEAUTIFULLY PRESENTED THROUGHOUT & EXTENDED TO THE REAR. A modern and well presented three bedroom semi-detached house conveniently situated within Ellesmere Port close to a wide range of local amenities and with good links to the motorway network. The accommodation, which has been extended at the rear, briefly comprises: open porch, entrance hallway, downstairs WC, living room with wooden panelled effect wall, open-plan kitchen/dining area fitted with a contemporary units with integrated appliances and a useful utility cupboard with plumbing for washing machine, impressive garden room with part-vaulted ceiling and bi-folding doors to the rear garden, separate study, landing, principal bedroom with en-suite shower room, bedroom two, bedroom three (which is currently being utilised as a dressing room and has been fitted with a range of bedroom furniture), and a well appointed family bathroom. The property benefits from double glazed windows and has gas fired central heating. Externally there is a lawned garden at the front with a block paved driveway parking and a useful area at the side for bin storage and sheds. To the rear there is a tiled terrace and lawn enclosed by wooden fencing which enjoys a southerly aspect.

LOCATION

The property is well located with easy access to the motorway, for good links to the local areas, as well as further afield. There are also an array of local amenities, such as shops, local schools and parks, as well as the popular Cheshire Oaks designer outlet.

THE ACCOMMODATION COMPRISES:

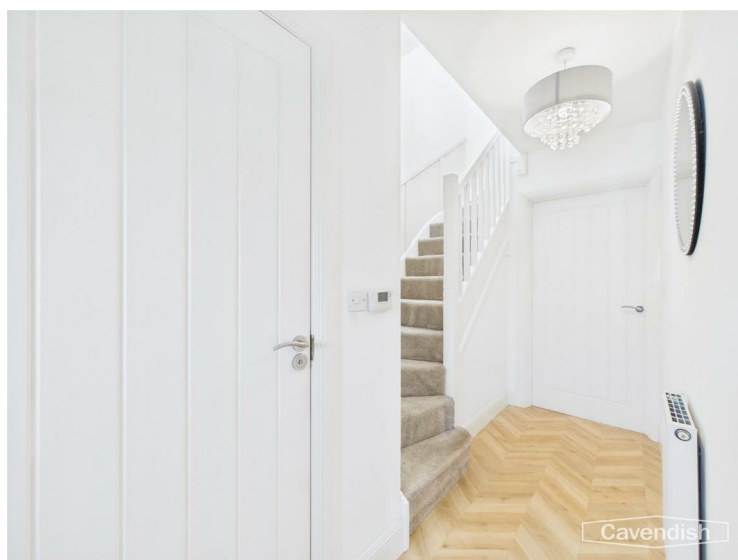
PORCH



Open porch with brick pier and wooden pillar. Composite double glazed entrance door to the entrance hall.

ENTRANCE HALLWAY

3.99m max x 0.94m (13'1" max x 3'1")

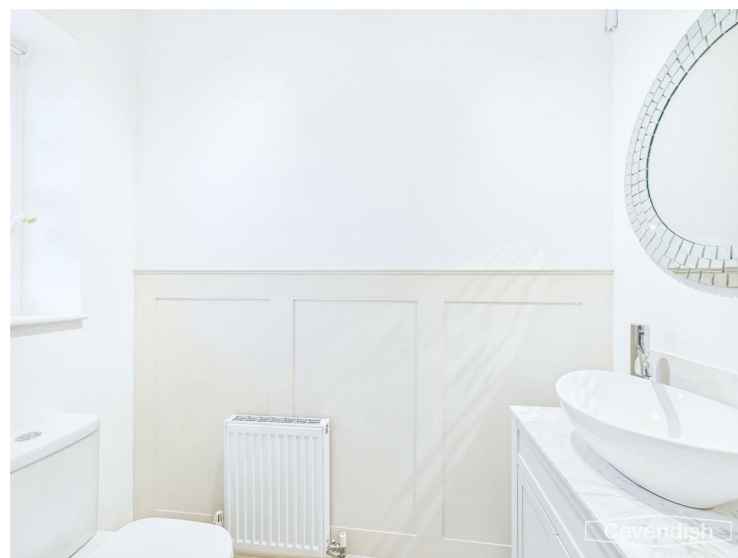


Ceiling light point, mains connected smoke alarm, single

radiator, laminate wood effect strip flooring, digital thermostatic heating controls, and spindled staircase to first floor. Doors to downstairs WC, living room and the kitchen/dining area.

DOWNSTAIRS WC

1.88m x 0.86m (6'2" x 2'10")



Comprising: low level dual-flush WC; and vanity unit wash hand basin, mixer tap and splashback. Single radiator with thermostat, laminate wood effect strip flooring, electrical consumer unit, ceiling light point, panelled effect wall, and UPVC double glazed window with obscured glass.

LIVING ROOM

4.72m x 3.33m (15'6" x 10'11")



UPVC double glazed window overlooking the front, double



DIRECTIONS

From Chester take the M53 in a northerly direction (sign posted for Ellesmere Port/Liverpool) and exit the motorway at Junction 8. At the roundabout take the first exit (A5463) towards Ellesmere Port. Then take the first exit onto Station Road. Continue through the traffic lights into Whitby Road and at the next set of traffic lights turn left into Cromwell Road. At the bend, bear left which is a continuation of Cromwell Road and the property will found after some distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENT'S NOTES

- * Services - we understand that mains gas, water, electricity and drainage are connected.
- * The property was purchased new in 2017 and was built by McBride Homes.
- * The property is on a water meter.
- * There is an annual service charge towards the maintenance of the development. The most recent payment was £162.48 (2025).
- * The property benefits from gas fired central heating with a digital thermostat heating control for the ground floor and digital thermostatic heating control for the first floor.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

glazed shower screen; pedestal wash hand basin with mixer tap and tiled splashback; and low level dual-flush WC. Wall tiling to bath and shower area, vinyl tile effect flooring, ladder style towel radiator, ceiling light point, extractor, and UPVC double glazed window with obscured glass.

OUTSIDE REAR



To the rear there is a lawned garden enjoying a southerly aspect with specimen tree and tiled terrace enjoying bi-folding doors from the garden room. Contemporary outside lighting, and outside water tap.



OUTSIDE FRONT



To the front there is a neatly laid lawned garden with laurel hedge and block paved driveway parking for two cars. External gas and electric meter cupboards to side. Contemporary outside light. A gated pathway at the side provides access to a useful storage area with space for bins and garden sheds.

radiator with thermostat, ceiling light point, and panelled effect wall.



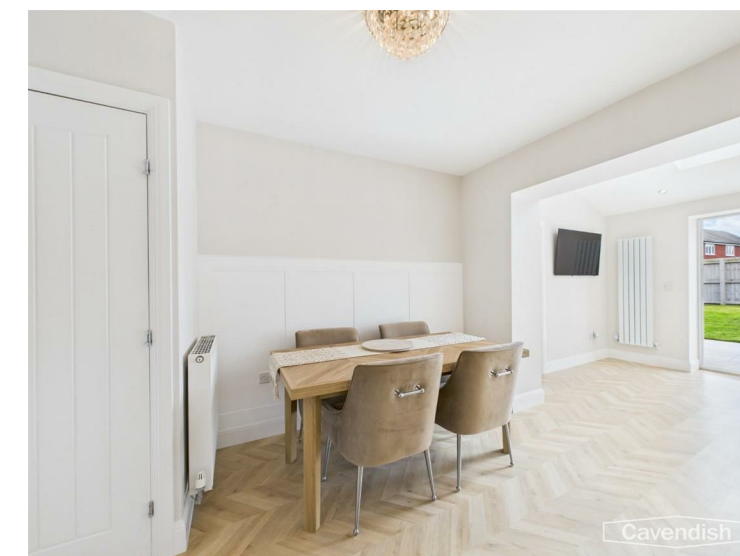
KITCHEN/DINING AREA

5.44m x 3.35m (17'10" x 11')



Fitted with a modern range of high gloss fronted base and wall level units incorporating drawers, cupboards and display shelving with laminated worktops and matching upstands. Inset one and half bowl composite sink unit and drainer with mixer tap. Fitted four-ring Zanussi gas hob with stainless steel splashback, extractor above, and built-in Zanussi electric fan assisted oven and grill. Integrated fridge/freezer. Recessed LED ceiling spotlights, mains connected heat alarm, ceiling light point, double radiator with thermostat,

wooden panelled effect wall, laminate wood effect strip flooring, digital central heating and hot water controls, useful utility cupboard with plumbing and space for washing machine and extractor, and space for dining table and chairs. Opening to the garden room.



GARDEN ROOM
5.00m x 2.57m (16'5" x 8'5")



Double glazed aluminium bi-folding doors to the rear garden, part-vaulted ceiling with two double glazed Velux roof lights and recessed LED spotlights, panelled effect wall, contemporary tall radiator with thermostat, provision for wall mounted flat screen television, and laminate wood strip flooring. Door to the study.

STUDY
2.59m x 1.57m (8'6" x 5'2")



Part-vaulted ceiling with two recessed LED ceiling spotlights, laminate wood effect strip flooring, and UPVC double glazed window with shutter.

LANDING



UPVC double glazed window to side, ceiling light point, access to loft space, spindled balustrade, single radiator with thermostat, mains connected smoke alarm, and built-in airing cupboard housing a Vaillant Home System 12 condensing gas fired central heating boiler and hot water cylinder. Doors to bedroom one, bedroom two, bedroom three and family bathroom.

BEDROOM ONE
3.91m plus recess x 3.33m (12'10" plus recess x 10'11")



UPVC double glazed window overlooking the front, single radiator, ceiling light point, TV aerial point, laminate wood effect strip flooring, and wooden panelled effect wall. Door to en-suite shower room,

EN-SUITE SHOWER ROOM
2.13m x 1.14m (7' x 3'9")



Well appointed white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted thermostatic mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower and sliding glazed door; pedestal wash hand basin with mixer tap and tiled splashback; and low level dual-flush WC. Vinyl tile effect flooring, ladder style towel radiator with thermostat, electric shaver point, extractor, and recessed LED ceiling spotlights.

BEDROOM TWO
3.05m x 2.92m (10' x 9'7")



UPVC double glazed window overlooking the rear, ceiling

light point, single radiator with thermostat, and laminate wood strip flooring.

BEDROOM THREE
2.54m x 2.26m into wardrobe (8'4" x 7'5" into wardrobe)



UPVC double glazed window overlooking the rear, single radiator with thermostat, ceiling light point, laminate wood strip flooring. (This room is currently used as a dressing room and has been fitted with a range of bedroom furniture incorporating two full height double wardrobes with hanging space and shelving, storage cupboard and chest of drawers).

FAMILY BATHROOM
1.98m x 1.73m (6'6" x 5'8")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted shower over and