



Blackstairs Road

Ellesmere Port CH66 1TX

£160,000

A LARGER THEN EXPECTED SEMI DETACHED HOME WITH FULLY DOUBLE GLAZED CONSERVATORY (ROOF AS WELL !), UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING. An excellent opportunity to acquire this modern family home which offers three toilets (!), superb conservatory, artificial turfed and decked rear garden and two car long driveway for off road parking. Being extremely well presented it is situated within a quiet and popular development within close proximity to local shops and major transport links.

With easy manageable gardens and off road parking internal viewing is recommended. In brief the property comprises; entrance hallway, wc, spacious rear living room, conservatory and kitchen including oven, hob and washing machine. To the first floor there are three bedrooms with master bedroom having an en-suite shower room as well as a family bathroom. Outside there are gardens to front and rear with a

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ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor.

WC

Pedestal wash hand basin, low level wc. Radiator, double glazed window to front elevation.



LIVING ROOM

16'0 X 13'10 (4.88M X 4.22M)

Double glazed doors opening into conservatory, radiator, under stairs storage cupboard, television point.



CONSERVATORY

11'10 X 9'4 (3.61M X 2.84M)

Double glazed windows surrounding, double glazed French doors opening to rear garden.



KITCHEN

10'8 X 8'8 MAX (3.25M X 2.64M MAX)

Range of wall and base units with complementary work surfaces over incorporating stainless steel sink and drainer unit. Integrated oven and gas hob. Integrated washing machine and housing for fridge/freezer. Radiator, cupboard housing boiler. Double glazed window to front elevation.



LANDING

Loft access. Double glazed window to side elevation, storage cupboard.

BEDROOM ONE

9'11 X 9'3 (3.02M X 2.82M)

Double glazed window to rear elevation, radiator, built-in wardrobe.



EN-SUITE SHOWER ROOM

Single shower cubicle, pedestal wash hand basin, low level wc. Radiator.



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BEDROOM TWO

9'7 X 9'3 (2.92M X 2.82M)

Double glazed window to front elevation, radiator, fitted wardrobes.



OUTSIDE

To the front of the property a driveway provides off road parking.

REAR GARDEN

Majority artificial grass, decked patio area, fencing surrounding the boundaries.



BRITISH PROPERTY AWARDS

Cavendish Manley Awarded Gold Award for Little Sutton & Ellesmere Port 3 years running, 2016, 2017 & 2018



LEASEHOLD

"The balance of a 999 year lease commencing 2008. There is an annual ground rent payable which is reviewed every 10 years. This was last reviewed in early 2018 and is now £388.00 (previously £295.00). Next review will be 2028. The agents also understand that the Freehold interest may be available to purchase . If so this would be the responsibility of new owners."

VIEWING

Through Agents: 0151 357 4040 / 0151 339 9090

FLOOR PLANS

Floor plans for identification only. Not to scale. Measurements are approx

COUNCIL TAX

Band B

OFFICE HOURS

Monday to Friday 9.00am to 5.30pm

Saturday 9.00am to 3.30pm

Sunday 12.00pm to 4.00pm

13/07/18

DIRECTIONS

From agents Ellesmere Port office travelling along the main Whitby Road (A5032) in the direction of Chester. Turn right at the second set of traffic lights into Sutton Way. Proceed right at the second roundabout into Overpool Road. Proceed straight ahead at the next roundabout into Rivacre Road. Proceed to the next roundabout and turn right into Naylor Road and at the next roundabout turn right into Blackstairs Road.

BEDROOM THREE

6'8 X 6'6 (2.03M X 1.98M)

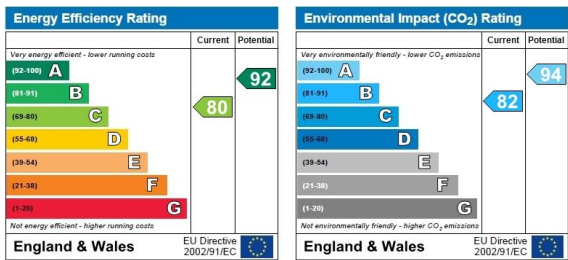
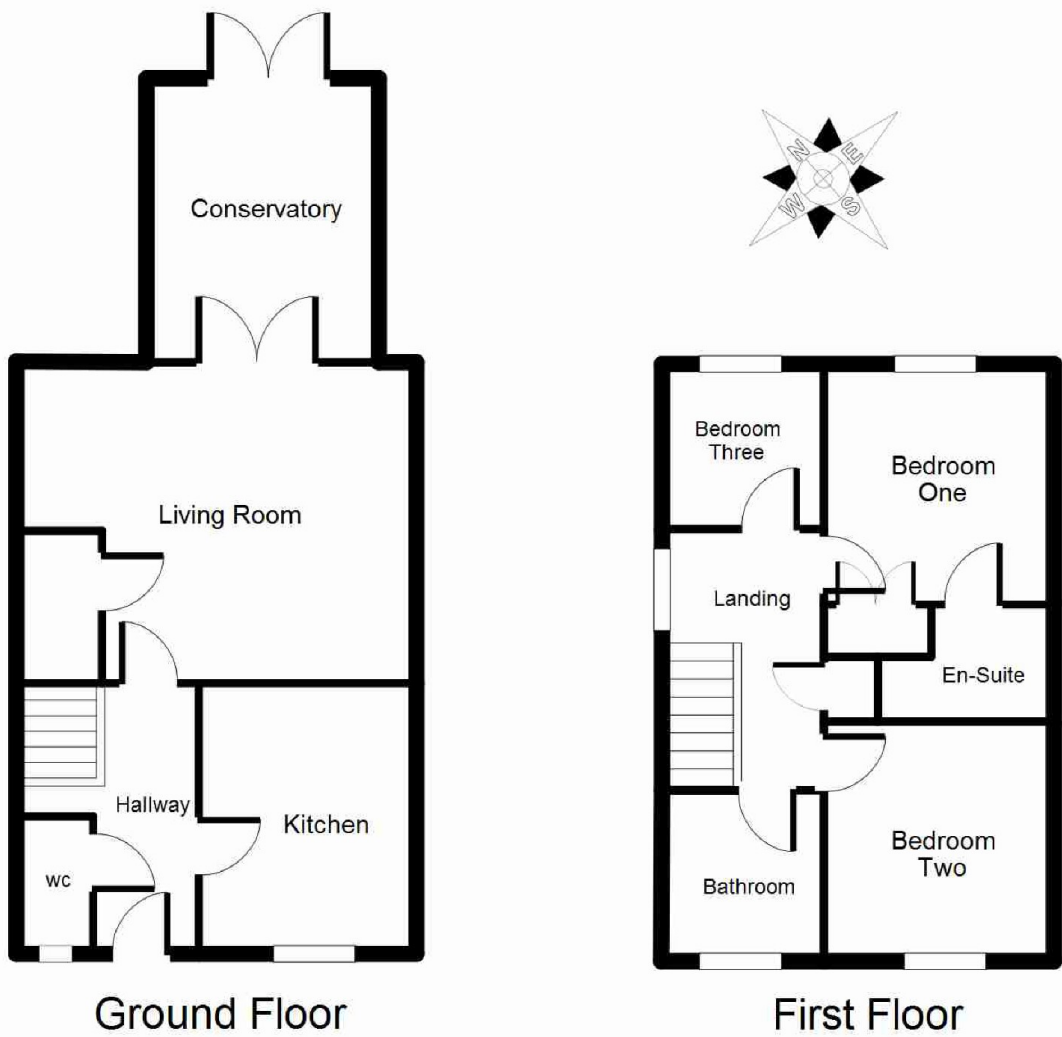
Double glazed window to rear elevation, radiator.



BATHROOM

6'10 X 6'6 MAX (2.08M X 1.98M MAX)

Panelled bath with shower over, pedestal wash hand basin, low level wc. Radiator, double glazed window to front elevation.



N.B. Photos may have been taken using wide angled lenses, items shown in photos may not be included in the sale. Floor plans are included for identification purposes only and are not to scale.

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 set out 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 of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Manley has the authority to make or give any representation or warranty in respect of the property.