



## Griffiths Lane, Ellesmere Port

£975 PCM

Welcome to Cromwell Road, located in Ellesmere Port, Cromwell Road is an impressive new development of 98 desirable family homes, 6 miles from Chester town centre. Cromwell Road offers a wide range of amenities and transport links, making it the perfect location for families and couples.

Make the stylish lwell your home-sweet-home. Stepping inside the front door, you find the welcoming kitchen, all kitted out with great-looking units and contemporary integrated appliances. Directly opposite is the downstairs WC.

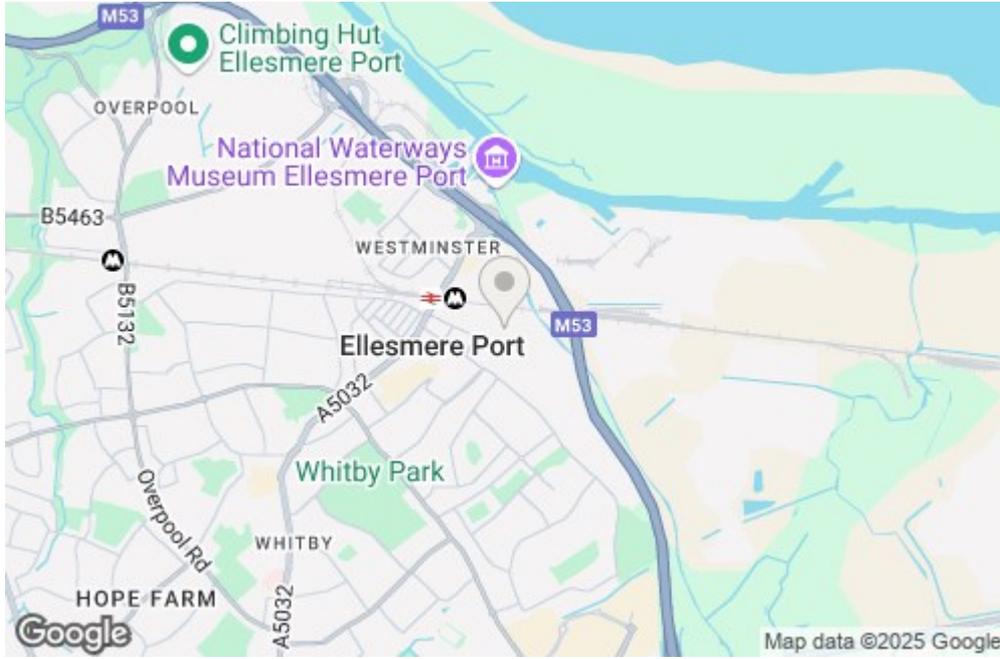
Down the hallway, you pass a small storage room then you're straight into the spacious living/dining area with beautiful wooden flooring underfoot. If you enjoy a bit of alfresco dining, you'll love the French windows which open out onto your own private garden.

Upstairs, the master bedroom has a double mirror fronted fitted wardrobe and there's another spacious double bedroom and a large bathroom with bath/shower. For your peace of mind, the lwell comes with a fitted security alarm system and Secure by Design windows and doors.

Deposit: £1120  
Unfurnished  
Council tax: A  
Available 21 May 2025



24 Griffiths Lane, Ellesmere Port, Cheshire, CH65 4FB



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	97	87	100
<p>Energy Efficiency Rating scale (A-G):</p> <ul style="list-style-type: none"> <li>A: 92-100</li> <li>B: 81-91</li> <li>C: 69-80</li> <li>D: 55-68</li> <li>E: 39-54</li> <li>F: 21-38</li> <li>G: 1-20</li> </ul>		<p>Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):</p> <ul style="list-style-type: none"> <li>A: 10-35 g/kWh</li> <li>B: 36-45 g/kWh</li> <li>C: 46-55 g/kWh</li> <li>D: 56-65 g/kWh</li> <li>E: 66-75 g/kWh</li> <li>F: 76-85 g/kWh</li> <li>G: 86-100 g/kWh</li> </ul>	