



Griffiths Lane, Ellesmere Port

£1,195 PCM

Spread over two phases, our Cromwell Road development offers a wonderful mix of two to four bedroom houses in an area bursting with potential.

The Ellesmere has it all. On the ground floor, there's a spacious living room, and a contemporary open-plan kitchen and dining room with fantastic skylights, making this space ideal for entertaining or enjoying family time. Adding to the plentiful natural light, the French windows lead out into the private garden where you can get your friends around for al fresco dining and outdoor entertaining.

The downstairs WC is just off the hallway, then the stairs lead you up to the master bedroom, a double bedroom and single bedroom, and family sized bathroom. There's both upstairs and downstairs storage space too.

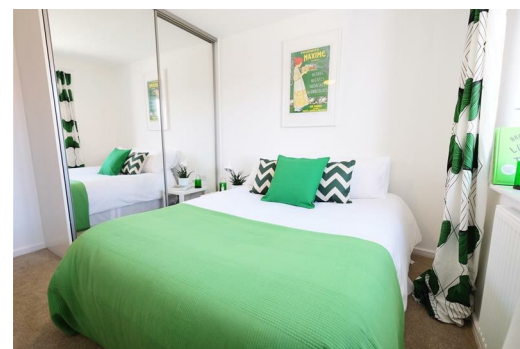
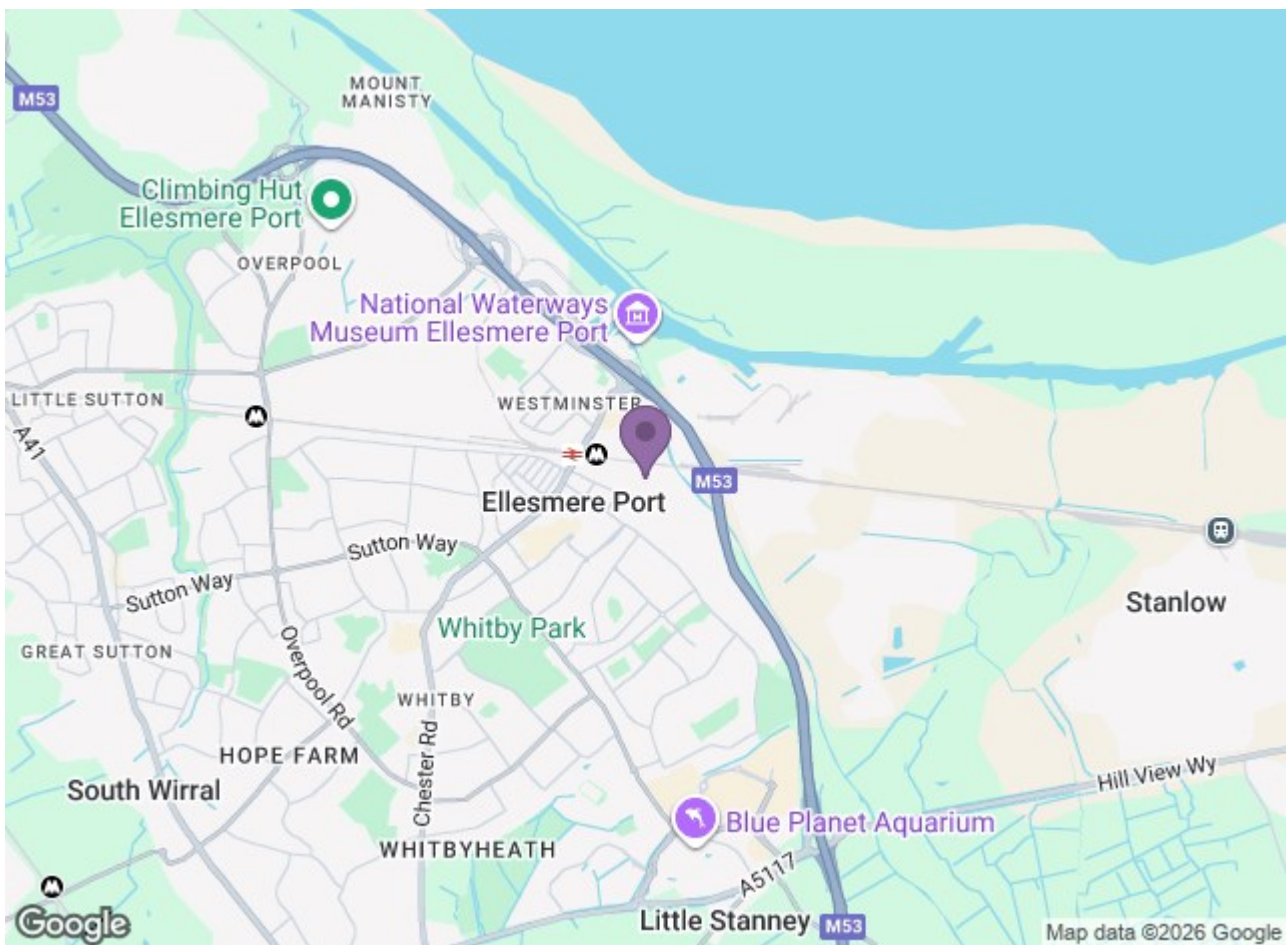
This stunning energy-efficient home has beautiful flooring throughout and fitted alarm systems for your peace of mind. Great looking and thoroughly welcoming, everything in the Ellesmere has been designed and built to high standards.

Ellesmere Port is just six miles from Chester town centre, but boasts its own excellent hub for shopping, eating and socialising. With Cheshire Oaks outlet village less than three miles away, all your retail needs are well catered for.

The site is close to local schools, parks and leisure facilities, ideal for you and your family to call home, whilst being close to the M53 gives you instant access to the wider region.







| Energy Efficiency Rating |        | Environmental Impact (CO <sub>2</sub> ) Rating |       |
|--------------------------|--------|------------------------------------------------|-------|
| Band                     | Score  | Band                                           | Score |
| A                        | 92-100 | A                                              | 37-47 |
| B                        | 81-91  | B                                              | 28-36 |
| C                        | 69-80  | C                                              | 22-27 |
| D                        | 55-68  | D                                              | 16-21 |
| E                        | 41-54  | E                                              | 10-15 |
| F                        | 29-40  | F                                              | 7-9   |
| G                        | 1-28   | G                                              | 1-6   |

England & Wales

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Built on higher standards