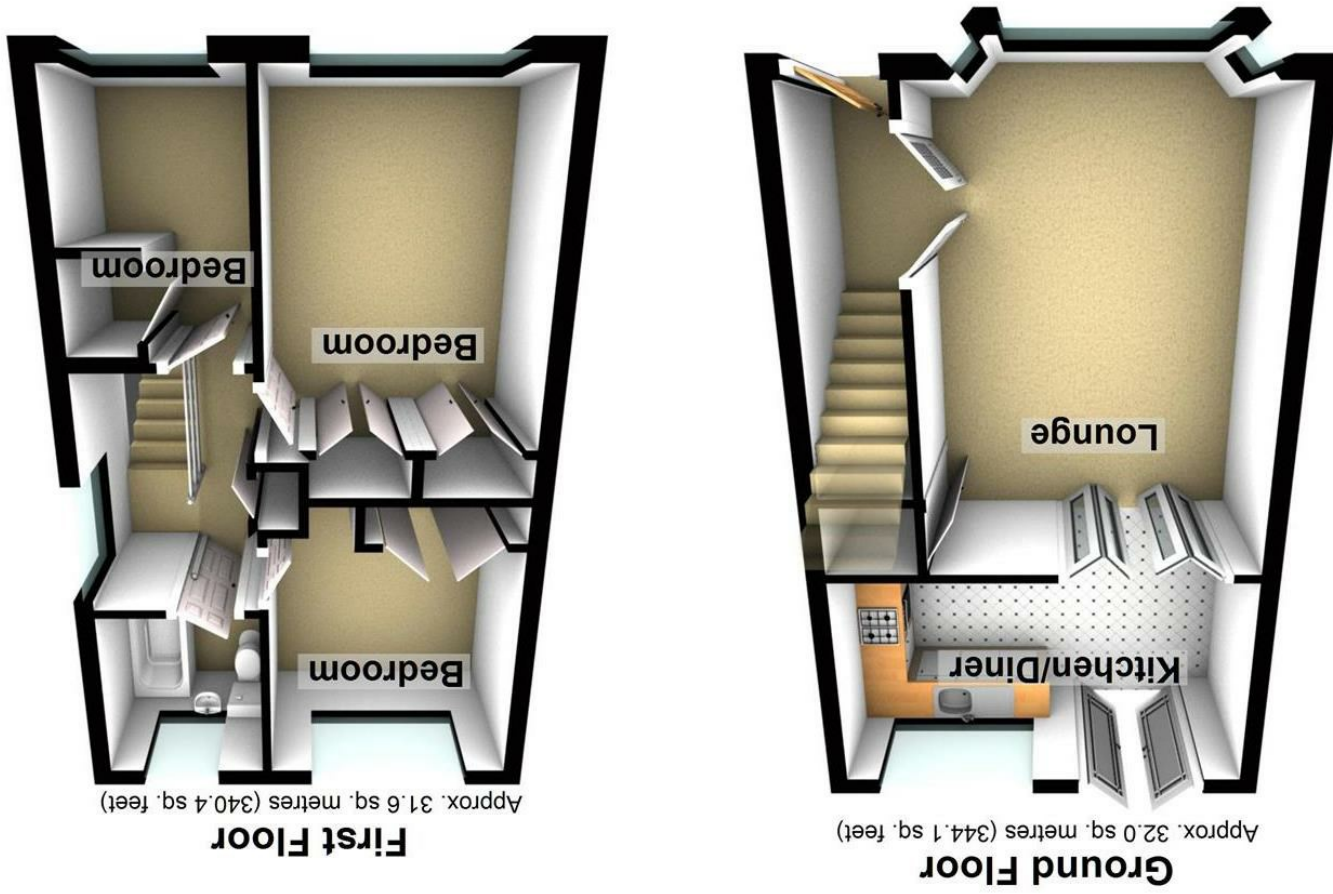


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70

Total area: approx. 63.6 sq. metres (684.5 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



GREENVILLE AVENUE, EWLOE GREEN

£180,000

SOUGHT AFTER LOCATION - NO CHAIN - A well presented three bedroom semi detached house conveniently located in Ewloe Green, a short distance from schools, shops and A55 expressway. In brief the property comprises of; Entrance Hall with stairs rising to the first floor, spacious lounge with part glazed bi-fold doors through to the well appointed kitchen/diner with double doors opening to the rear garden. To the first floor there are three bedrooms and a family bathroom. Outside there is a block paved driveway with parking for several cars and gates leading to the rear garden with a private sunny aspect and paved patio area, landscaped lawn and raised decking with timber shed/summerhouse. The property also benefits from gas fired central heating, double glazing throughout as well as the guttering, fascias and gable end have recently been updated.

Entrance Hall

Wood effect laminate flooring continued through to the lounge, radiator, power points, stairs rising to the first floor and part glazed double doors opening into the lounge.

Lounge

14'11" x 10'5" (4.57 x 3.20)

Double glazed bay window to the front, radiator, power points, television point, under stairs storage cupboard wood effect laminate flooring continued through to the kitchen/diner and part glazed bi-fold doors opening through.

Kitchen/Diner

14'4" x 8'3" (4.38 x 2.53)

Well appointed fitted kitchen comprising of wall, base and drawer units with worktop surface over, tiled splashback, inset stainless steel sink unit, gas oven and hob with extractor over, brand new wall mounted gas fired combi boiler, space and plumbing for a washing machine and fridge freezer. Wood effect laminate flooring, radiator, power points, double glazed window to the rear and double doors opening out to the rear garden.

First Floor Landing

Double glazed window to the side, power points, loft access, airing cupboard and doors off to bedrooms and bathroom.



Bedroom One

12'9" x 8'6" (3.91 x 2.60)

Double glazed window to the front, wood effect laminate flooring, fitted wardrobes, radiator, power points and television point.

Bedroom Two

8'9" x 8'6" (2.67 x 2.61)

Double glazed window to the rear with a pleasant view of the open countryside, wood effect laminate flooring, fitted wardrobes, radiator, power points and television point.

Bedroom Three

7'4" x 5'10" (2.25 x 1.80)

Double glazed window to the front, wood effect laminate flooring, built in wardrobe, radiator, power points and television point

Bathroom

5'10" x 5'6" (1.80 x 1.68)

Well appointed three piece suite comprising of panel enclosed bath with shower over, low flush wc and wash hand basin. Double glazed window to the rear, wood effect cushioned flooring, fully tiled walls and chrome effect ladder style radiator.

We Can Help

We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Chester and Buckley. Pop into our office for a chat with our adviser, who will gladly assist you on your journey and source you the best product for your needs.

FREE VALUATION – Thinking of selling or letting? We can help! Why not have our sales manager visit your property to discuss how we can assist with your next steps. We are a proud, family run independent estate agent with local expertise, make the most of our FREE service and assume your budget ready for your next move. Get in touch, we can help!

