



**Somerville Crescent, Ellesmere Port CH65 5AR**



# welcome to Somerville Crescent, Ellesmere Port

- Council Tax Band B
- Detached property
- Conservatory
- Low maintenance rear garden
- Summerhouse

Tenure: Freehold EPC Rating: D

## £190,000

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**Property Ref:**  
LSU107893 - 0005

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### Entrance Hall

Through composite front door into the entrance hall vinyl flooring, storage cupboard housing the boiler, loft access.

### Lounge

16' 2" x 11' ( 4.93m x 3.35m )  
Double glazed patio doors into the conservatory, electric fireplace, TV connection point, tile effect laminate flooring, smart light fitting, double panel radiator.

### Kitchen

11' 1" x 9' 7" ( 3.38m x 2.92m )  
Double glazed window to the front elevation, wall and floor mounted cupboards with complimentary work surfaces, partially tiled walls, vinyl flooring, gas hob, fan oven and an extractor fan, dishwasher, washing machine, American fridge freezer, electric blinds.

### Conservatory

13' x 9' 10" ( 3.96m x 3.00m )  
Double glazed windows to the side and rear, double glazed patio doors to the rear garden, tile effect laminate flooring, spot lights, radiator, new solid roof.

### Bedroom One

11' 6" x 10' 1" ( 3.51m x 3.07m )  
Double glazed window to the rear elevation, laminate flooring, TV

connection point, radiator.

### Bedroom Two

8' x 8' ( 2.44m x 2.44m )  
Double glazed window to the front elevation, laminate flooring, radiator.

### Bathroom

Double glazed window to the side elevation, wet room consisting of a low level WC a wash hand basin and an electric shower, vinyl flooring, partially tiled walls, extractor fan, heather towel rail.

### Rear Garden

Enclosed rear garden with gate access, summer house and a shed.



  
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