



Grace Road, Ellesmere Port CH65 2BH

welcome to

Grace Road, Ellesmere Port

****Grace Road is taking part in the UK's BIGGEST open house event on 12th & 17th May** Call us today to book your slot!**



Entrance Hall

Upon entering the property through the front door you will find a double height ceiling, double panel radiator and laminate flooring with complementary green decor. From here there are doors leading to the dining room and living room, and stairs to the first floor landing.

Living Room

12' 8" x 15' 4" (3.86m x 4.67m)

The living room has three UPVC double glazed windows to the front aspect, an open chimney breast, a double panel radiator, and laminate flooring with complementary cream decor.

Dining Room

12' 9" x 13' 5" (3.89m x 4.09m)

The dining room is open plan to the kitchen with UPVC French doors to the side aspect, a glass door to the hall, a double panel radiator, and laminate flooring with feature panelling and complementary off white decor. There is also a feature breakfast bar, which looks onto the garden.

Kitchen

9' 5" x 12' 9" (2.87m x 3.89m)

The kitchen has two large UPVC double glazed windows to the rear and side aspect, a fitted range of grey base units, white under lit wall units with matching corner carousel's, and spice racks each side, they are finished with complementary butchers block work surfaces. There is space for a washing machine, dish washer and fridge freezer. A four ring induction hob with a single oven and cylinder hood. You will also find the consumer unit and the recently installed Ideal boiler. The kitchen is finished with inset spotlights, a double panel radiator and laminate flooring.

Landing

Access to the first floor landing via a beige carpeted staircase, split landing with a double height pendant light drop. There is a UPVC double glazed window to the side aspect and access to the loft which is insulated.

Bedroom One

12' 9" x 12' 2" (3.89m x 3.71m)

The master bedroom has a UPVC double glazed window to the front aspect, a double panel radiator, a beige carpet with colour drenched walls and ceiling and complementary Egyptian cotton decor with panelling.

Bedroom Two

9' 7" x 9' 8" (2.92m x 2.95m)

The second bedroom has a UPVC double glazed window to the side aspect with views over the park, a double panel radiator, beige carpet with complementary cream and beige decor.

Bedroom Three

9' 5" x 6' 9" (2.87m x 2.06m)

The second bedroom is light and airy with a UPVC double glazed window to the rear aspect, a double panel radiator, beige carpet with complementary white decor.

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

The bathroom has a UPVC double glazed window to the rear aspect, a panel bath, chrome shower with a folding glass screen, low level push flush WC, wall mounted wash hand basin, partially tiled walls, laminate flooring, and inset spotlights.

Front Garden

The front garden has a wooden gate giving access to the rear garden, a flagged driveway with a lawn area and a dwarf wall.

Rear Garden

The rear garden is fully fenced for privacy with a raised lawn and flower beds. There is a concrete seating area with fitted wooden bench.

Garage

17' 1" x 10' 6" (5.21m x 3.20m)

The garage has double doors to the front and a wooden door to the side.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Grace Road, Ellesmere Port

- Recently Renovated Immaculately Presented Semi-Detached House
- Three Bedrooms & Family Bathroom
- Two Reception Rooms & Kitchen
- Off Road Parking & Garage
- Close To Road & Rail Links

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108388 - 0005

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