



Mill Lane, Ellesmere Port CH66 3NF

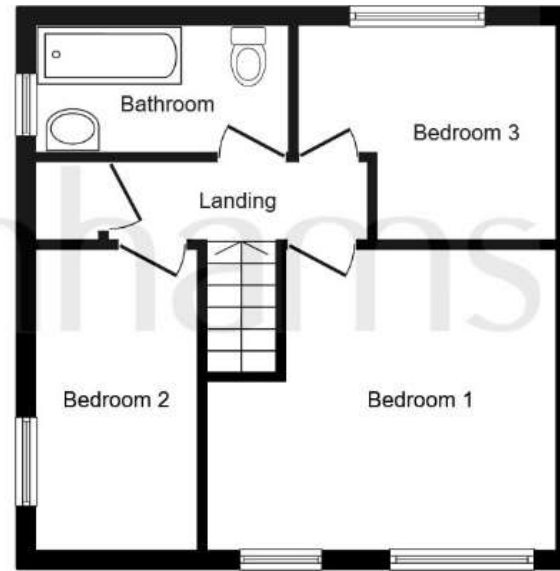
welcome to
Mill Lane, Ellesmere Port

An EXTENDED 3-bedroom semi-detached house in a POPULAR residential area, benefitting from driveway PARKING for two cars and a rear GARDEN, and close to local shops, good SCHOOLS, and TRANSPORT LINKS.





Ground Floor



First Floor

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

Entrance Hall

Front entrance door leading into the hallway, staircase leading to the first floor, and a door leading into the Lounge.

Lounge

19' 4" x 10' max (5.89m x 3.05m max)
With a window to the front elevation, electric fire, wood flooring, two radiators, and French doors leading into the Dining Room.

Dining Room

11' 10" x 9' 6" max (3.61m x 2.90m max)
With a window to the rear elevation, wood-effect vinyl flooring, a radiator, and doors leading into the Wet Room and the Utility Room.

Wet Room

5' 6" x 7' 2" max (1.68m x 2.18m max)
Comprising a shower, WC and wash hand basin with mixer tap, complementary tiled walls, extractor fan, and a window to the side elevation.

Kitchen

9' x 19' 5" max (2.74m x 5.92m max)
A newly fitted kitchen comprising a range of wall, base and drawer units with complementary work surfaces, wood-effect vinyl flooring, electric cooker, gas hob with extractor hood over, stainless steel sink and drainer, windows to the side and rear elevations, opening into the Utility Room.

Utility Room

5' 3" x 5' 8" max (1.60m x 1.73m max)
With a door leading out to the side of the property.

First Floor Landing

4' 9" x 3' 5" max (1.45m x 1.04m max)
Stairs leading up from the ground floor, wood-effect flooring, storage cupboard, radiator, and doors leading to all bedrooms and the bathroom.

Bedroom One

13' 5" x 11' 4" max (4.09m x 3.45m max)
With two windows to the front elevation, walnut laminate flooring, spotlighting, and a radiator.

Bedroom Two

11' 5" x 6' 1" max (3.48m x 1.85m max)
With a window to the side elevation, walnut laminate flooring, and a radiator.

Bedroom Three

10' 2" x 7' 10" max (3.10m x 2.39m max)
With a window to the rear elevation, walnut laminate flooring, and a radiator.

Bathroom

4' 8" x 9' 3" max (1.42m x 2.82m max)
A white bathroom suite comprising bath with mixer tap and shower over, WC and corner wash hand basin with mixer tap, chrome ladder-style radiator, complementary tiled walls and flooring, and a window to the side elevation.

Outside

Front

A gravelled driveway with parking for two cars, enclosed by wooden fencing with a paved path leading to the front door, and also providing side access to the rear garden.

Rear

Mainly laid to lawn with a slabbed area and garden shed.



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welcome to

Mill Lane, Ellesmere Port

- An Extended 3-Bedroom Semi-Detached Property
- Bathroom plus Ground Floor Wet Room
- Driveway Parking for Two Cars
- Rear Garden
- Close to Local Amenities, Schools and Transport Links

Tenure: Freehold
EPC Rating: C
Council Tax Band: A

offers in excess of
£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CHS117993 - 0004

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