



113 Ernest Street

CW2 6JZ

Asking Price £153,000



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STEPHENSON BROWNE



We are delighted to bring to the market this charming semi detached home which occupies a prime position standing proud within a sought after and popular residential area, There is no buying chain involved and this home certainly offers potential which will allow you to incorporate your own individual style and impression to truly make this a home to suit your needs. It has double glazing, great room sizes and good size gardens. The property should suit a wide range of purchasers from first time buyers to investors and is located close to all local facilities on the nearby Nantwich Road, there are highly regarded schools for all ages and the mainline railway station is within walking distance making this an extremely popular area to live. The accommodation comprises an entrance porch which leads to the entrance hall with a staircase off. There is a wonderful size lounge to the front with a deep bay window, the sitting/dining room, like the lounge has a feature fire surround with electric fire as fitted. The kitchen is located to the rear and could be opened up to the sitting room to create a wonderful space it required. On the first floor, there are three bedrooms and a recently installed shower room. Externally there is a walled garden to the front set behind a brick wall and to the rear an enclosed garden which is a good size. All in all a truly lovely home demanding an early inspection.

Entrance Porch

Double glazed entrance door with matching glass panel to the side.

Entrance Hall

Wooden and glazed entrance door. Wall mounted gas convector heater. Stairs leading to the first floor.

Lounge

10'11" x 10'8" (3.347m x 3.252m)

Double glazed bay window to the front. Feature Adam style fire surround housing an electric fire as fitted with marble effect insert and hearth. Wiring for wall lights.

Sitting Room

13'1" x 11'6" (4.006m x 3.514m)

Glass sliding window partition between the lounge and sitting room. Lovely fire surround housing an electric fire as fitted with matching insert and hearth. Double-glazed door opening into the conservatory with matching glass panels to the side. Wiring for wall lights. Coving to ceiling.

Conservatory

11'11" x 9'2" (3.657m x 2.797m)

Double glazed door opening onto the garden with matching glass panels to either side. Door to the cloakroom.

Cloakroom

Access via the conservatory. Low level W.C. Corner wash hand basin.





Kitchen

7'2" x 6'10" (2.191m x 2.086m)

Double glazed window and door to the side. Range of units comprising a single drainer sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted double wall unit. Plumbing for a washing machine. Space for a fridge.

Stairs to First Floor

Landing with access to loft space. Double glazed window. Built in store.

Bedroom One

11'3" x 10'9" (3.449m x 3.298m)

Double glazed window. Built in store.

Bedroom Two

11'5" x 10'4" (3.495m x 3.157m)

Double glazed window. Built in store.

Bedroom Three

8'5" x 5'11" (2.569m x 1.804m)

Double glazed window.



Shower Room

Modesty double glazed window. Recently installed with shower boarding and wet room flooring. Wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C.

Externally

The property stands within lovely size gardens, ideal for sitting out during the summer months with family and friends.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

Band B

Land Registry

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.



