



Westminster Road,

£90,000



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Westminster Road, Ellesmere Port
£90,000

Spacious Accommodation, No Onward Chain, Close to Town Centre , Call To View. This well presented and spacious property comes with gas central heating and double glazing throughout and is close to local amenities and transport links. The accommodation comprises of an entrance hall, dining room, lounge, fitted kitchen and modern WC and bathroom. To the first floor are three bedrooms two of which are generous doubles and a further bathroom. This property has all the modern features a buyer needs but with traditional charm and character. Anyone wishing to view should contact Reeds Rains Little Sutton. EPC Grade - D

ENTRANCE HALL

Front door,, radiator and stairs to first floor.

DINING ROOM

4.17m x 3.35m (13'8" x 11'0")
Double glazed bay window to front, radiator, tiled floor and open fire place.

LOUNGE

3.96m x 3.51m (13'0" x 11'6")
Double glazed window to rear, radiator, laminate floor and traditional feature fire place.

KITCHEN

Double glazed window to rear and back door, range of wall and base units with contrasting worktops, stainless steel sink with mixer tap, integrated dishwasher and range style cooker with space for washing machine and fridge/freezer.

WC

Tiled floor and low level WC.

BATHROOM

3.33m x 2.72m (10'11" x 8'11")
Double glazed window to the rear, fully tiled floor and walls. Suite comprises of a large glazed walk in shower cubicle, paneled bath and corner pedestal hand wash basin.

FIRST FLOOR

LANDING

Access to bedrooms and bathroom.

BEDROOM ONE

4.47m x 3.58m (14'8" x 11'9")
Double glazed bay window to front and radiator.

BEDROOM TWO

3.96m x 2.82m (13'0" x 9'3")
Double glazed window to rear and radiator.

BEDROOM THREE

2.64m x 2.16m (8'8" x 7'1")
Double glazed window to rear and radiator.

BATHROOM

Double glazed window to side, radiator, paneled bath, pedestal hand wash basin and low level WC.

EXTERNAL

Gate with paved pathway to front entrance and to the rear is a paved pathway to rear entrance.

DIRECTIONS

On leaving Little Sutton head towards Chester on A41 turn left onto Sutton

Way, continue over both roundabouts into to Ellesmere Port turn left onto Whitby Road, continue over the bridge then turn left onto Westminster Road property can be found on the right hand side.



For full EPC please contact the branch

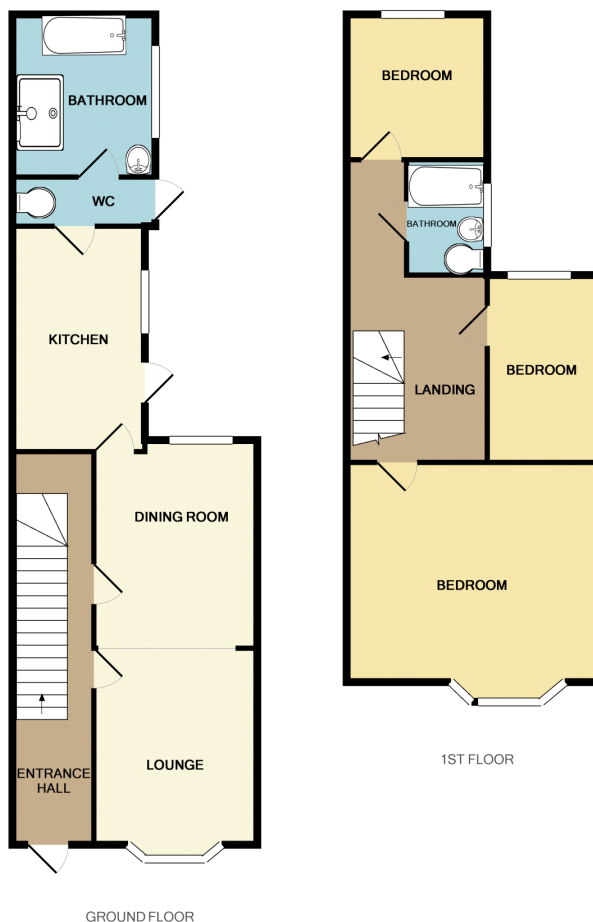
FLOORPLAN

All Measurements

All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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