



18 Rona Avenue, Ellesmere Port, CH65 9HS
£425,000

PROPERTY
PERSPECTIVE

The Property Perspective

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We are delighted to offer for sale this modern detached house located on this popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is an impressive living dining kitchen with modern units, granite worktops and appliances plus utility room, modern bathroom, en suite and WC with an impressive master bedroom with en suite and dressing room. Items of particular note include wood burning stove to lounge, 2 X French doors to rear, feature internal doors, air conditioning to bedroom 1, walk in wardrobe to bedroom 2 plus shutters to many rooms. There are ample sockets and media points to the property. The home is ready to move in with flooring, shutters and blinds included as fitted.

To the ground floor is an entrance hall, lounge, living dining kitchen, further reception room, utility and WC. Off the first floor landing are 4 double bedrooms, the master with en suite and dressing room plus a family bathroom. There is ladder access to a part boarded loft.

There are well presented garden areas with patios and lawns plus off road parking for a number of cars.

Tenure - Freehold
Council Tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

With floor tiling.

Lounge 18'0" x 10'11" (5.50m x 3.34m)

With wood burning stove, carpets and shutters.

Living Dining Kitchen 26'8"(max) x 11'6"(max) (8.15m(max) x 3.51m(max))

Having a comprehensive range of modern wall and base units with complimenting granite worktops and upstands plus island unit. With oven, 5 ring hob, hood, American Fridge freezer and dishwasher plus 1.5 sink and mixer tap. With 2 X French doors plus recessed spot lights.

Utility Room 8'5" x 5'0" (2.59m x 1.54m)

Having modern units with laminate worktops, tiling and floor tiling.

Further Reception Room 17'1" x 7'6" (5.21m x 2.31m)

With laminate flooring and shutters.

WC 6'4" x 2'7" (1.95m x 0.80m)

Having modern white sanitary ware with vanity basin, tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 12'0"(max) x 10'11"(max) (3.67m(max) x 3.35m(max))

With carpets, shutters and air conditioning.

Dressing Room 8'9" x 6'6" (2.67m x 2.00m)

With carpets and shutters.

En Suite 6'8" x 6'2" (2.05m x 1.88m)

Having modern white sanitary ware with vanity basin, wall and floor tiling, chrome ladder radiator and recessed spot lights.

Bedroom 2 11'5" x 10'8" (3.49m x 3.26m)

With laminate flooring and blinds.

Walk in Wardrobe 6'7" x 5'0" (2.03m x 1.54m)

With built in units plus laminate flooring.

Bedroom 3 16'1"(max) x 8'6"(max) (4.92m(max) x 2.61m(max))

With laminate flooring and shutters.

Bedroom 4 11'5"(max) x 8'8"(max) (3.50m(max) x 2.66m(max))

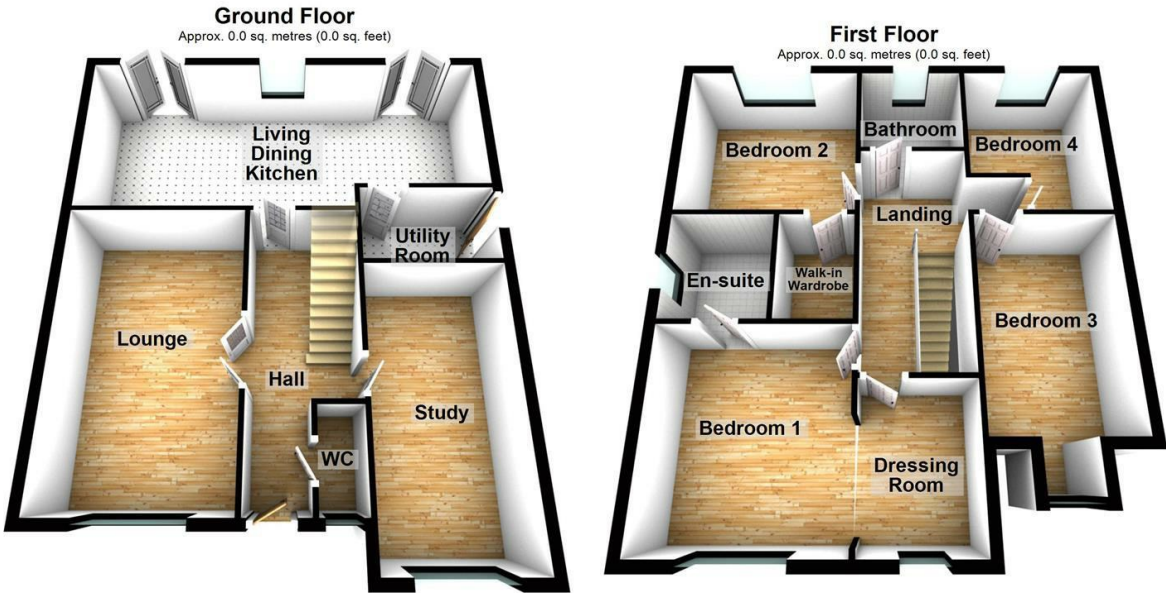
With laminate flooring and blinds.

Bathroom 7'2" x 5'11" (2.20m x 1.81m)

Having modern white sanitary ware with shower bath and screen, chrome ladder radiator, recessed spot lights plus wall and floor tiling.

EXTERNAL

There are well presented garden areas with patios and lawns plus off road parking for a number of cars.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.