



Woodland Road, Ellesmere Port
, CH65 6PP

£299,950



Woodland Road, Ellesmere Port

DESCRIPTION

We are pleased to offer to the market this spacious and individual detached bungalow. The property is well presented and enjoys an enviable position. The general area is served by a range of local shops and schools while further a field, the village of Whitby, town of Ellesmere Port and Cheshire Oaks offer a more comprehensive range.

Communication links are well served with access to surrounding centres of commerce available by car, rail and other public transport.



ROOMS

Entrance

Recessed porch with tiled floor gives access via UPVC front door to the L shaped entrance hall.

Bedroom One

12'4" x 11'2"

Mirrored wardrobes, sliding patio doors and double panelled radiator.

Bedroom Two

11'10" x 9'2"

Fitted wardrobe, double glazed window and central heating radiator

Bedroom Three

9'7" x 8'7"

Fitted wardrobes, double glazed window and central heating radiator.

Kitchen / Dining Room

11'1" x 8'7" (kitchen area)

Fitted with a range of wall and base units in a medium wood finish, complimented by contrasting worktops and tiled splashback. 4 burner generation hob, double oven and plumbing for dishwasher. side door leading to rear garden, central heating radiator and double glazed window.

Dining Area - 8'8" x 7'10"

Utility Room

5'9" x 8'6"

Plumbing for automatic washing machine, low level WC, wash hand basin and tiled floor. Central heating radiator and double glazed window.

Bathroom

8'6" x 7'4"

Four piece suite in white, low level WC, wash hand basin. Large corner shower cubicle, tiled walls and ceiling with inset spotlights. Central heating radiator, double glazed window and tiled floors.

L Shaped Lounge / Diner

22" x 14'10"

A lovely welcomed room with a gas fire and surround creating a focal point to the room. Double glazed windows to each. Central heating radiator and large patio doors provide access to the feature conservatory.

Conservatory - 16'2" x 15'5" - Double glazed windows with open French doors, tiled floors and roof blinds.

Outside

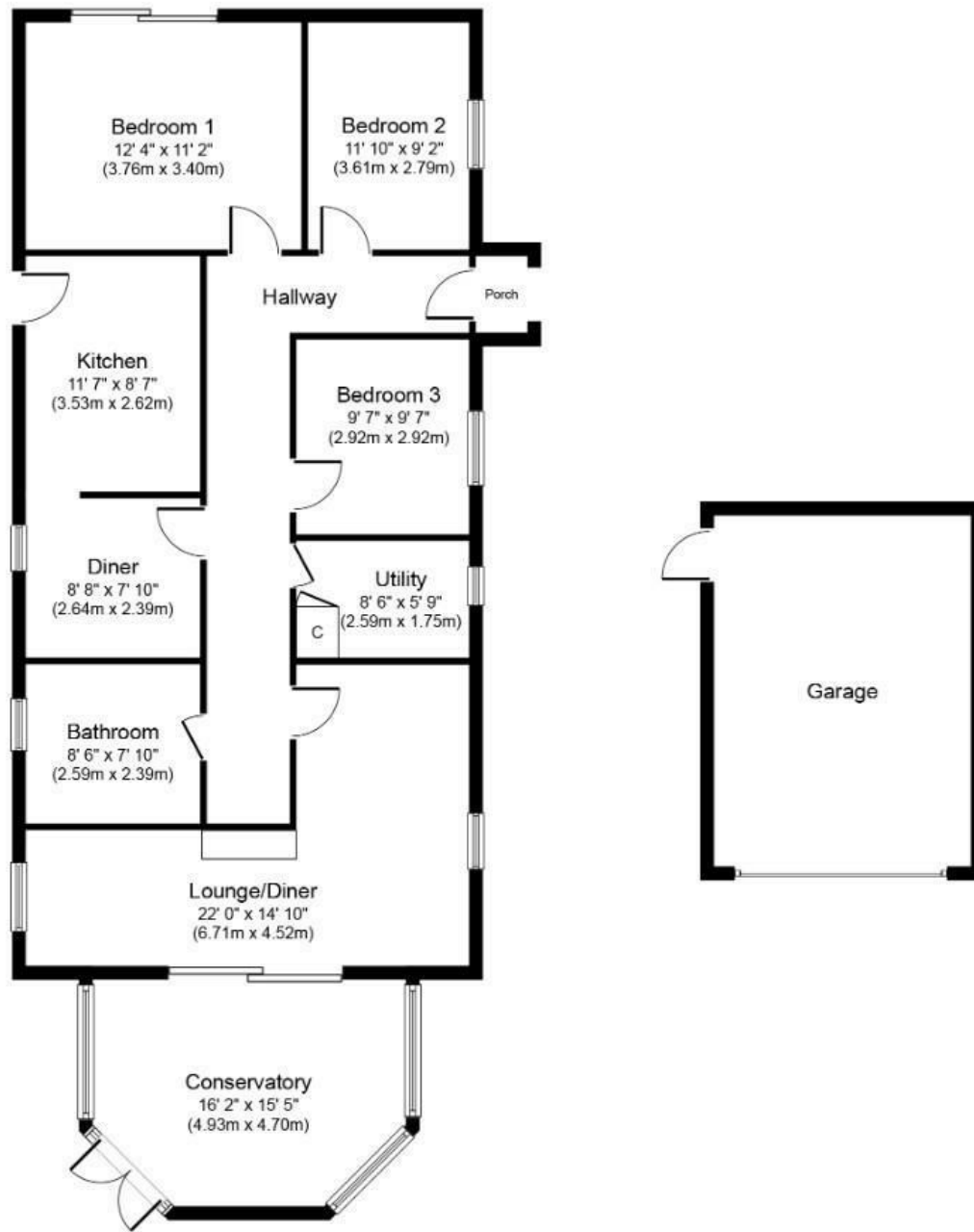
A unique feature of this property is the spacious plot that has been designed for easier of maintenance and features patio area, long driveway to several vehicles, leading to a detached garage and area to the front.

Brick paved driveway and spilt tiled patio.

Side gate access provides additional privacy and access to the garage.

Garage - 10'4" external x 20'6" external - Has electric roller door.



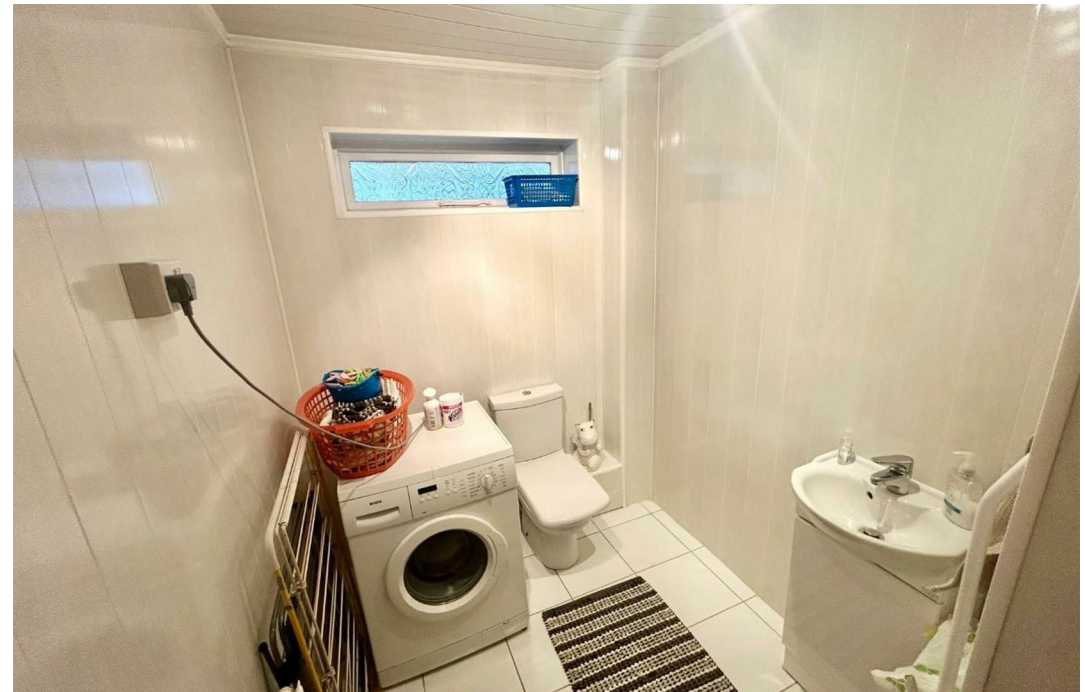


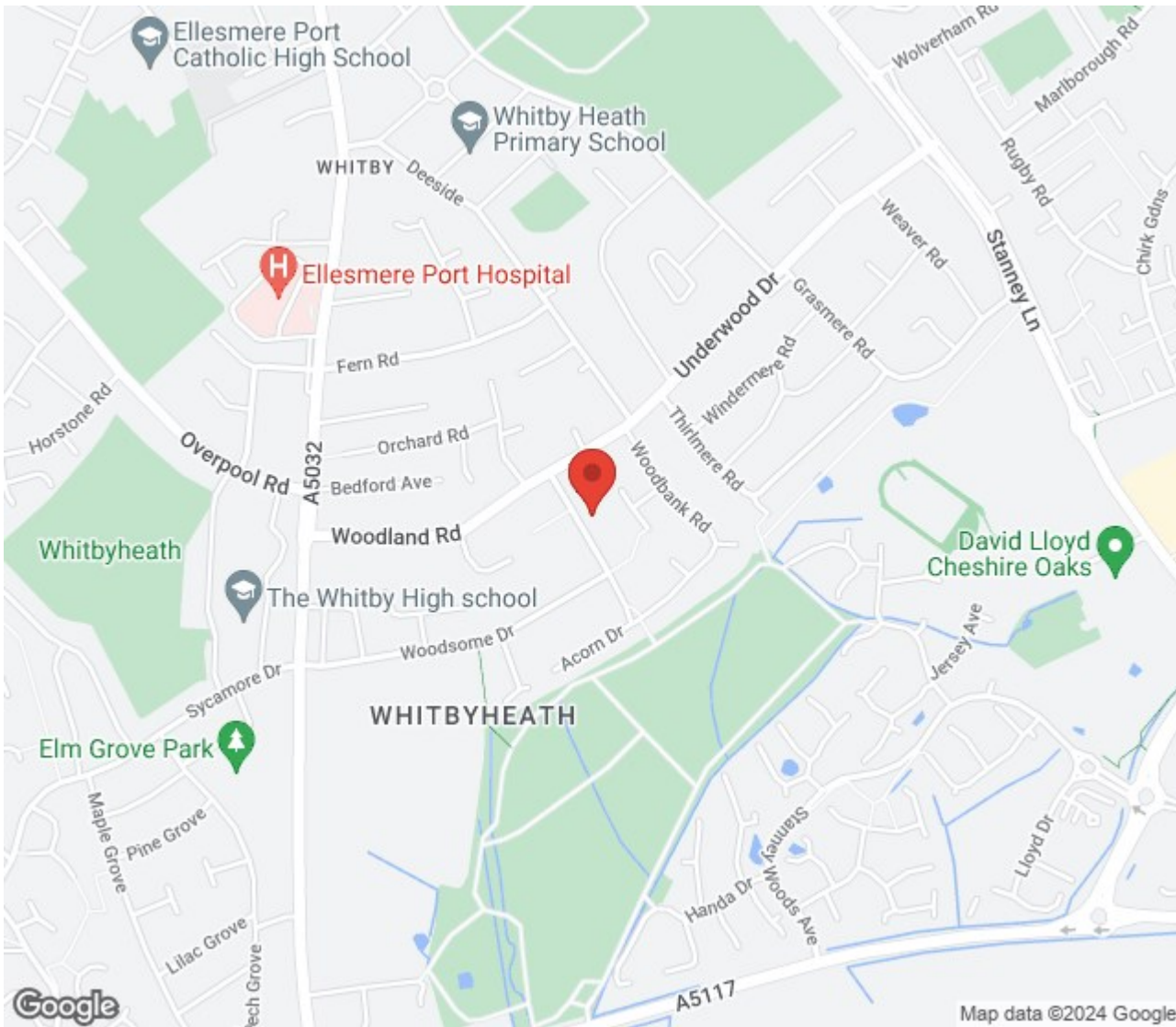
Approximate Floor Area
1,190 sq.ft.
(110.5 sq.m.)

Garage

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.