



## Vickers Crescent, Ellesmere Port

Cheshire, CH66 7PW

Asking Price £359,995



Council Tax Band - E





## KEY FEATURES

- STAMP DUTY PAID BY SELLER
- Close Proximity To Hooton Train Station
- Large Rear Garden
- Spacious Family Living Accommodation
- Three Double Bedrooms and One Single Bedroom
- Detached Garage With Electric Roller Door
- Freehold



# Vickers Crescent, Ellesmere Port

## DESCRIPTION

STAMP DUTY PAID BY SELLER. Moving home is an exciting but expensive experience for all of us. But imagine having extra funds to spend on your new home. Well 2 Vickers Crescent offers this opportunity with the sellers who will PAY THE STAMP DUTY on this purchase. This is a fantastic offer and one that can only be offered for a limited period.

The home itself is presented to a very high standard and displays a number of extras not found as standard on the current new units. The discerning buyer will be spoilt with dual zone heating, master bedroom with fitted wardrobes and en-suite, the modern contemporary bathroom with separate walk in shower cubicle, the premium AEG kitchen fitments, the beautiful landscaped gardens, detached garage and the long drive that measures approximately 58 feet.

This select development is situated on the border of Hooton and Willaston. The latter offers a number of local shops within a village style location. The area is well served by road, rail and public transport all of which provides access to surrounding centres of commerce and beyond.

Property was newly constructed in 2021 with remainder of NHBC 10 year guarantee.

To appreciate this property completely it has to be viewed internally. Please do not hesitate to call the office for an early appointment.

# ROOMS

## Hall

Side double glazed window, cloaks cupboard, inset spotlights, under stairs storage and central heating radiator.

## Large W.C

4'0" x 6'0"

Contemporary suite including low level w.c., floating vanity unit with wash hand basin and mixer taps, inset spotlights, extractor fan and central heating radiator.

## Living Room

16'0" x 12'5" (including bay)

This spacious room enjoys the outlook over the green area via the large double glazed window. Central heating radiator and laminated flooring.

## Kitchen / Diner

10'8" x 19'4"

What a great family room or one to entertain friends and family. The kitchen area enjoys a comprehensive range of base and wall units in an off white finish which is complimented perfectly by the light grey working surfaces which extends to a very useful breakfast bar. Fitted fridge/freezer, AEG fitted oven and microwave, AEG 4 burner gas hob with extractor above and integrated spot lights. Laminated flooring and double glazed windows.

The spacious dining area boasts opening double glazed French doors, laminated floor and central heating radiator.

## Utlilty

6'1" x 5'10"

Wall mounted central heating boiler, plumbing for automatic washing machine, space for tumble dryer, stainless steel sink unit and side access door.

A turned staircase from the hallway provides access to the landing.

## Landing

Double glazed side window, central heating radiator, central heating cupboard and loft access.

## Master Bedroom

9'8" x 12'2" (including wardrobe)

Laminate floor, telephone point, dual heating control panel, double sliding mirror wardrobes, central heating radiator and double glazed window.

## En-suite

6'5" x 6'10" (including shower)

Large walk in shower cubicle in white with a contrasting grey tile to the walls. Integrated wall unit which incorporates low level w.c. and wash hand basin with storage below, integrated spotlights, extractor fan, double glazed window to side and central heating radiators.

## Bedroom Two

10'9" x 8'2"

Laminate flooring, mirror wardrobes, aerial point, central heating radiator and double glazed window.

## Bedroom Three

11'1" x 6'10" (including wardrobe)

Laminate flooring, T.V point, mirror wardrobes, central heating radiator and double glazed window.

## Bedroom Four

7'9" x 10'8"

Laminate flooring, aerial point, central heating radiator and double glazed window.

## Bathroom

9'7" x 6'10" (including shower)

A modern suite in white, panel bath with mixer taps, integrated vanity unit with low level w.c. and wash hand basin with storage cupboard underneath, walk in shower cubicle, heated towel rail and double glazed window.

## Outside

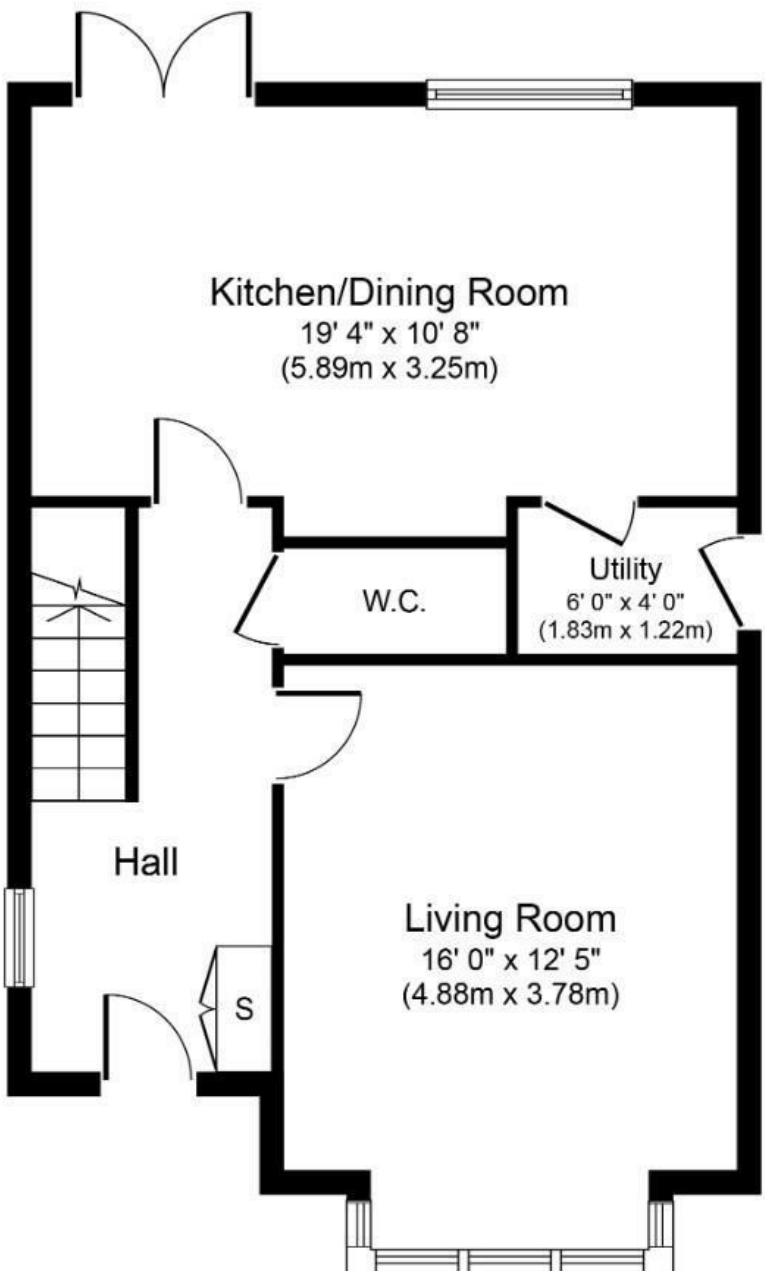
An attractive feature of this home is the landscaped gardens with particular attention being lavished on the rear. The design has been created for ease of maintenance and family enjoyment. Although a young garden shrubs have been planted along the rear boundary, which in time will increase the level of privacy. The borders have been finished in bark and extends to an area large enough to accommodate an appropriate sized trampoline or relaxation area. Additionally, there is a patio and gravelled area behind the garage which houses the garden shed. The garden is also gravelled to the side of the house with screening and seating area. The remainder of the garden is laid to lawn.

To the front, there is a lawned area, fronted by a dwarf hedge.

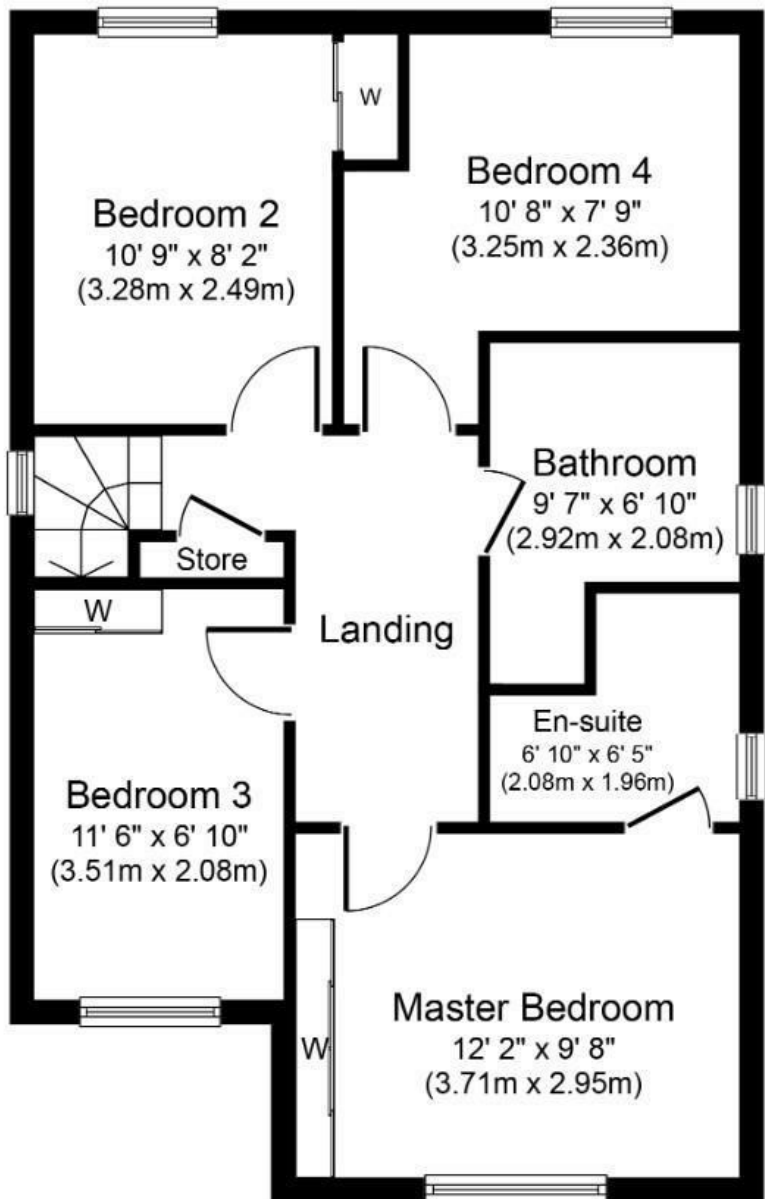
The driveway can accommodate a number of cars and measures approximately 58 feet which leads to the single garage with electric roller shutter door, boarded loft space and soffit lighting.



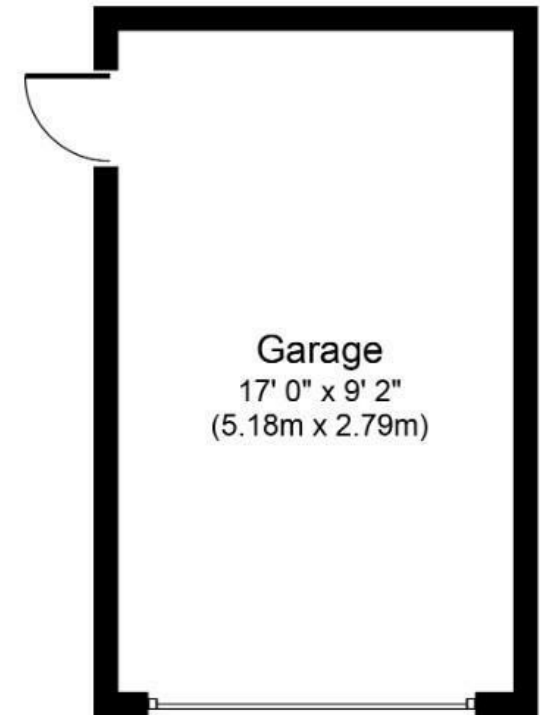




**Ground Floor**  
Approximate Floor Area  
561 sq. ft.  
(52.2 sq. m.)



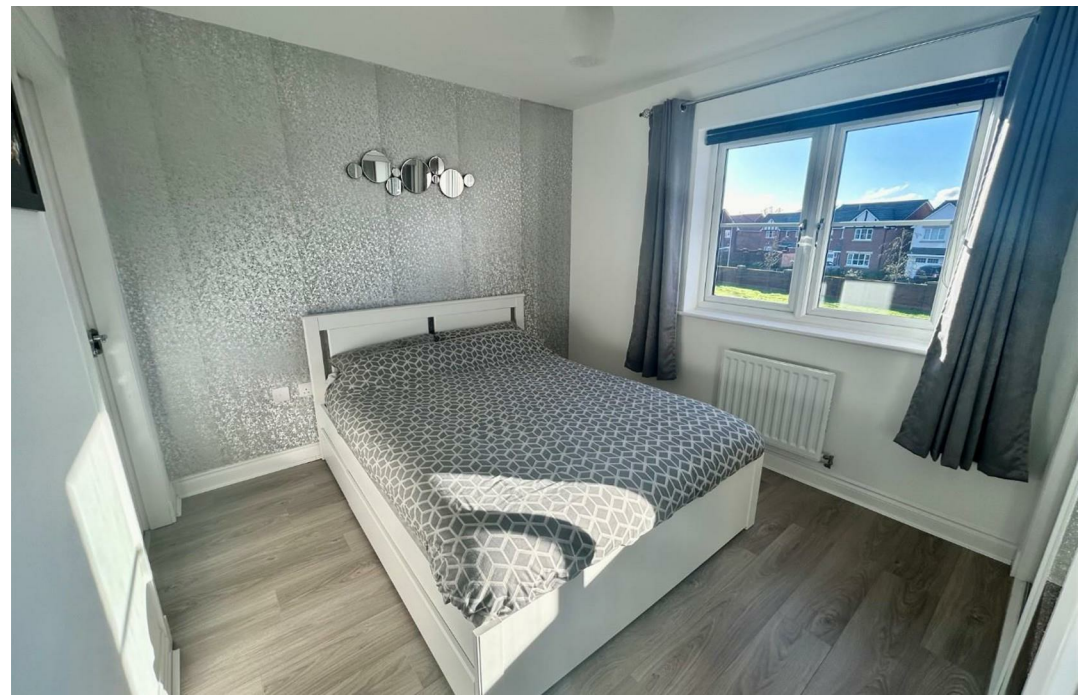
**First Floor**  
Approximate Floor Area  
571 sq. ft.  
(53.0 sq. m.)

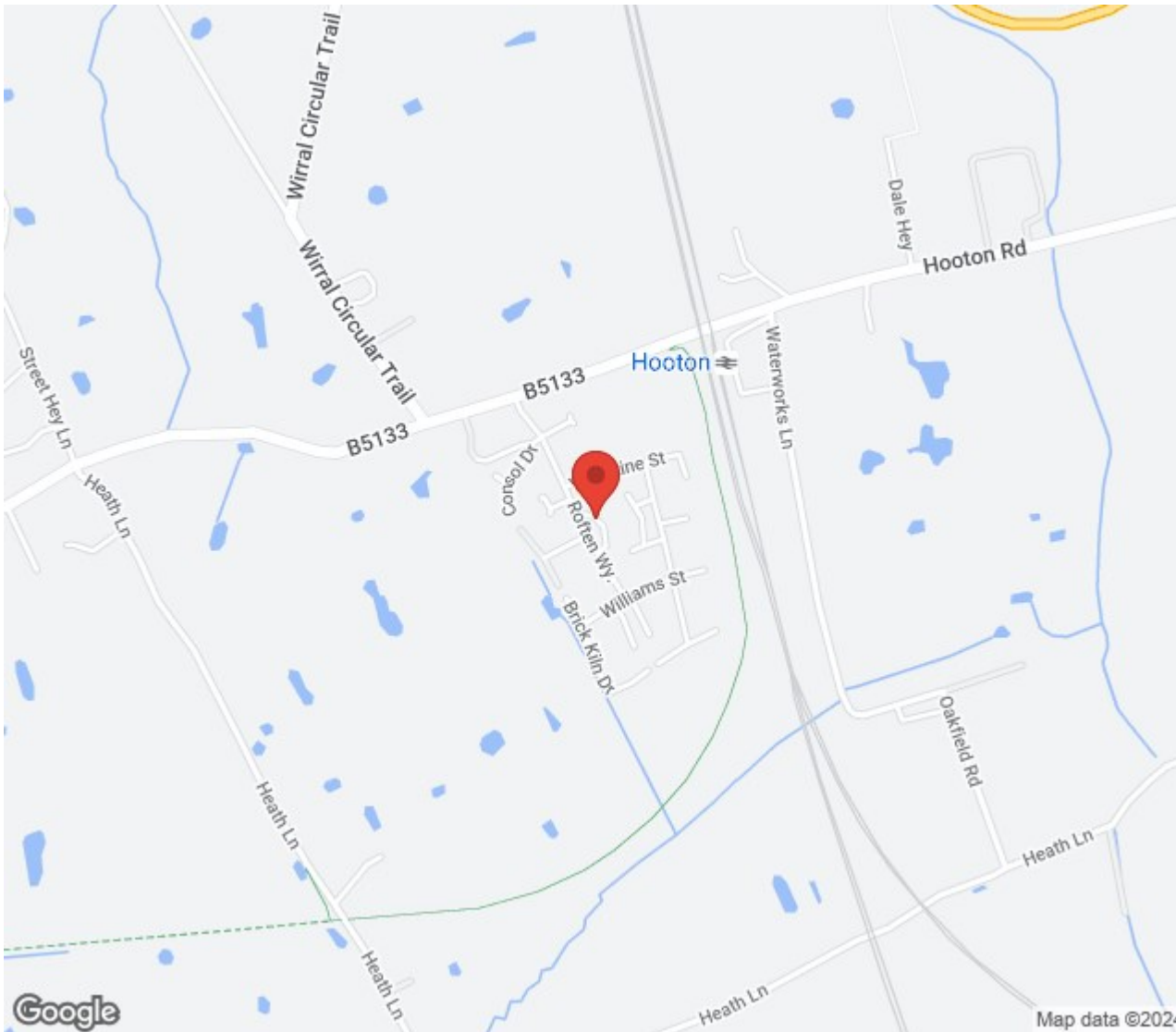


**Garage**  
Approximate Floor Area  
196 sq. ft.  
(18.2 sq. m.)

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465 | [littlesutton@hunters.com](mailto:littlesutton@hunters.com)**











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.