



Colwyn Close, Ellesmere Port
, CH65 9FB

£175,000



Colwyn Close, Ellesmere Port

DESCRIPTION

****NO CHAIN**** Calling all First Time Buyers and Buy to let investors.

We are pleased to offer this well presented three bedroom semi detached home in a small cul-de-sac of similar properties.

The local area offers an extensive range of amenities, facilities and public transport links including the renowned Cheshire Oaks and M53/M56 motorway.

An early viewing is strongly recommended to avoid disappointment.



ROOMS

Entrance Hall

Central heating radiator, double glazed window and laminate flooring

Downstairs w.c.

Low level w.c. , wash hand basin and central heating radiator

Lounge

14'3" x 12"

A feature fireplace with coal effect insert, forms the focal point of this room. Under stairs cupboard, central heating radiator and double glazed window to front.

Dining Room

8'9" x 6'10"

Double glazed French doors provide access to the patio and garden beyond, central heating radiator and laminate flooring.

Kitchen

8'7" x 7'10"

Externally fitted with a range of both base and wall units, 4 burner gas hob with oven beneath, 1.5 bowl sink unit with mixer taps and contrasting roll edged worktops. Tiled splash backs, wall mounted heating boiler, tiled floor and appliance recess.

Landing

Double glazed window to side elevation and store cupboard.

Bedroom One

11'7" x 8'4"

Double glazed window to front and central heating radiator.

En-Suite: Low level w.c., wash hand basin and walk in shower cubicle.

Bedroom Two

8'9" x 8'6"

Double glazed radiator to rear, central heating radiator and loft access.

Bedroom Three

9'4" (at max) x 6'5"

Double glazed window to front and central heating radiator.

Bathroom

6'0" x 5'5"

Three piece suite in white including pedestal basin, low level w.c. and panelled bath. Part tiled walls, central heating radiator and double glazed window to rear.

Outside

The front of the property offers a small lawned area, parking for approximately two cars and access to the rear garden.

The rear garden has an area of artificial lawn and raised decking leading to garden shed.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.