



## Grasmere Road, Whitby

Ellesmere Port, CH65 9BP

Offers Over £195,000



# Grasmere Road, Whitby

## DESCRIPTION

**\*\* NO ONWARD CHAIN\*\*** Hunters are pleased to bring to the market this lovely three bedroom semi detached home, situated in a sought after residential area of Ellesmere Port. This three bedroom semi detached property offers lovely family accommodation with off road parking, detached garage and private rear garden. This well respected residential area offers many amenities including shops, schools, regular public transport and an excellent road network which in turn gives access to surrounding centres of commerce.

Early viewing is advised so call us today to arrange a viewing!!



# ROOMS

## Hall

Upvc front door, fitted carpet, fitted cupboard housing electric meter, fitted cupboard under stairs housing gas meter, central heating radiator, light fitting

garage with up and over door.

Rear - Single wrought iron gate leading to lawned area with mature shrubs.

## Lounge/Diner

11'8" x 11'11" & 8'8" x 8'6" (22'8" full length)

Fitted carpet, double glazed bay window to front elevation, two central heating radiators, two light fittings, feature fire place with gas fire, double glazed window to rear elevation.

## Kitchen

8'8" x 8'9"

Range of wall & floor units, contrasting worktops, fitted oven/hob & extractor, double glazed window to rear elevation, Upvc back door, central heating boiler, ceramic floor, light fitting.

## Stairs/Landing

Fitted carpet, two light fittings, double glazed window to side elevation.

## Main Bedroom (Front)

9'4" x 11'9" to widest point

Double glazed bay window to front elevation, fitted carpet, central heating radiator, fitted carpet, light fitting, double door fitted wardrobe.

## Second Bedroom (Rear)

10'10" to widest point x 9'3"

Double glazed window to rear elevation, fitted carpet, central heating radiator, light fitting, double door fitted wardrobe.

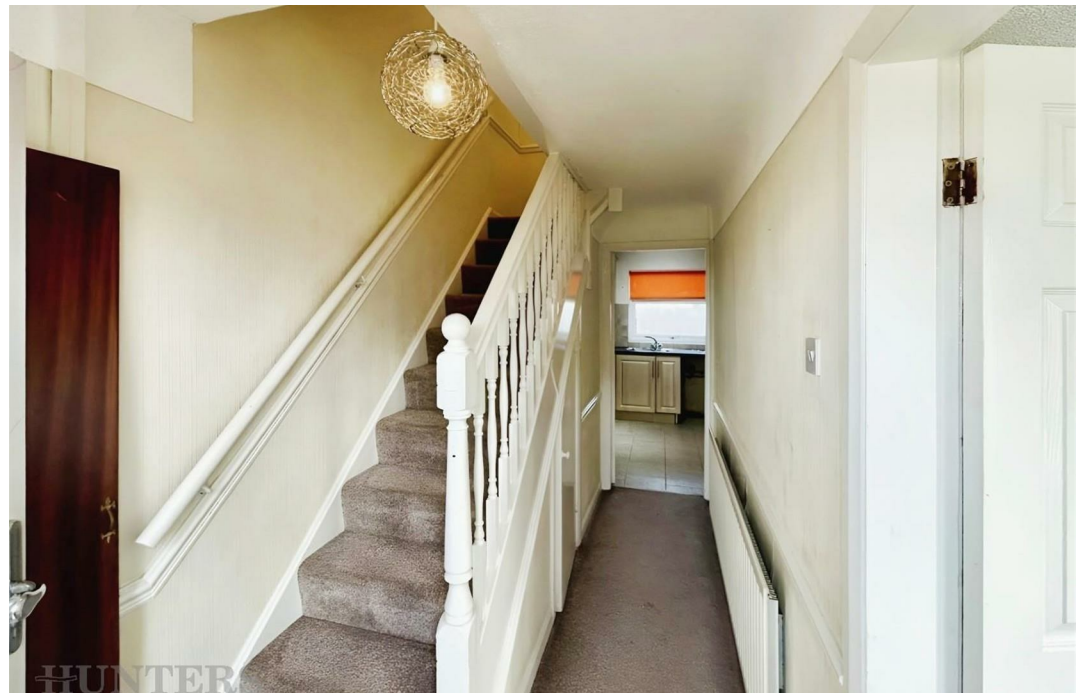
## Third Bedroom

7'11" x 8'0"

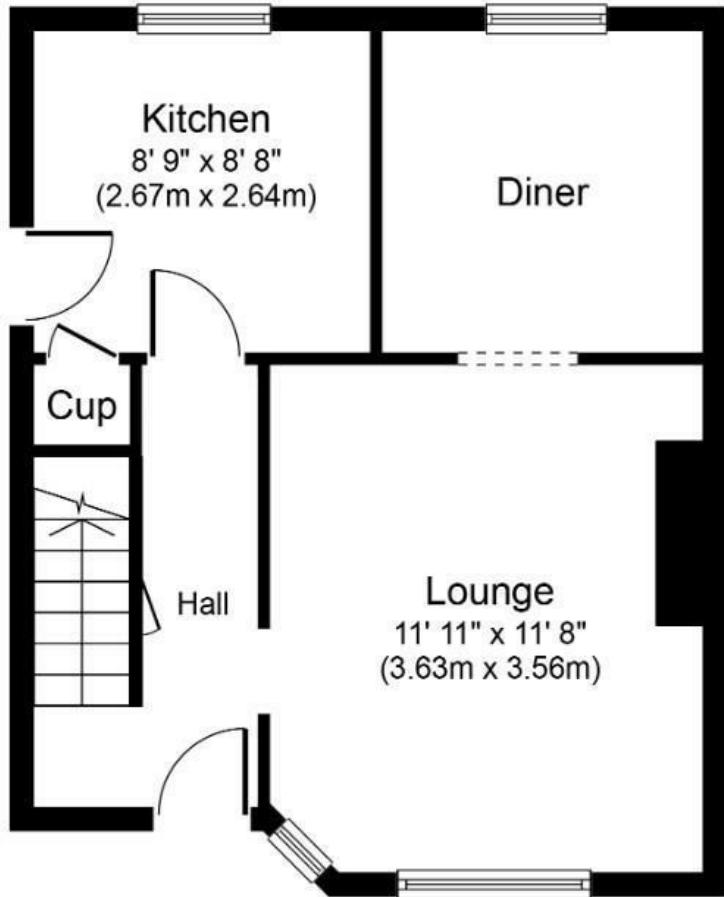
Double glazed window to rear elevation, fitted carpet, light fitting, central heating radiator.

## Outside

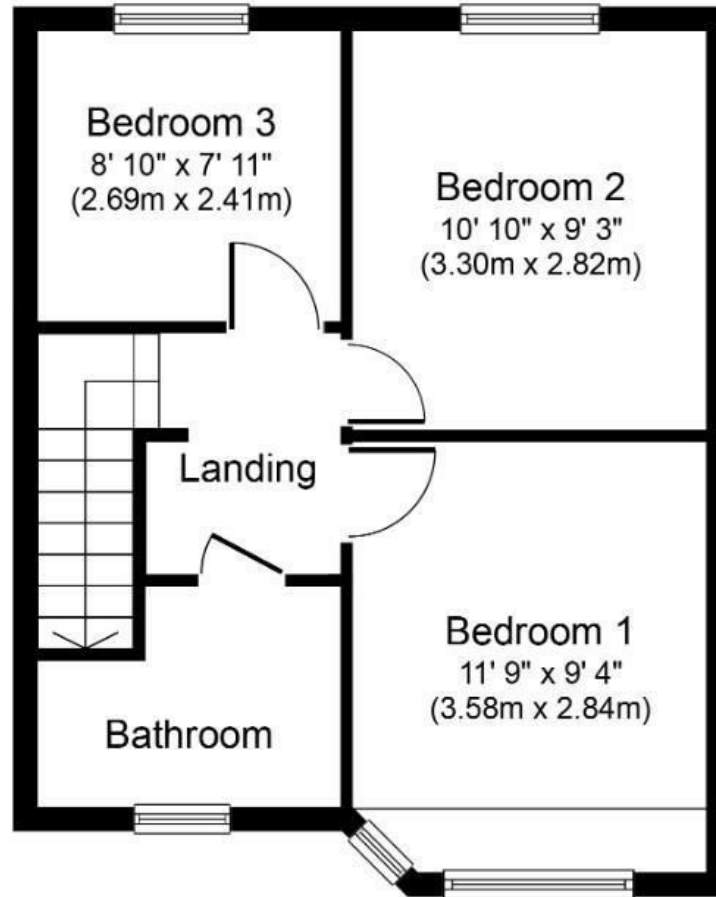
Front - Driveway with lawn and mature shrubs, double wrought iron gates to side leading to single brick built



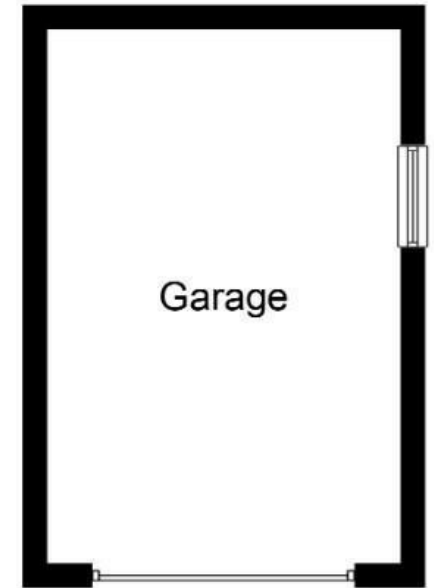




**Ground Floor**  
**Approximate Floor Area**  
**396 sq. ft.**  
**(36.8 sq. m.)**



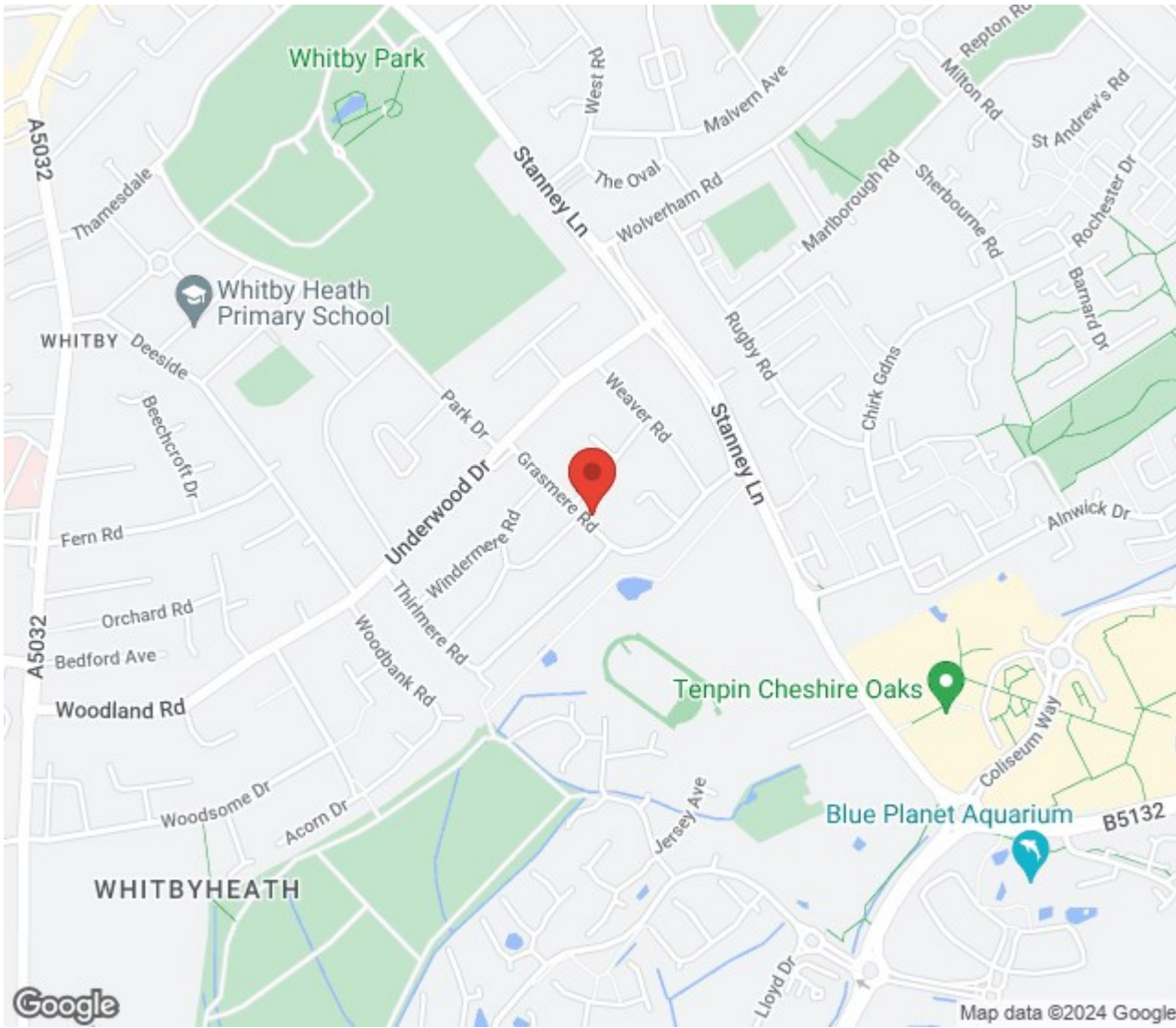
**First Floor**  
**Approximate Floor Area**  
**392 sq. ft.**  
**(36.4 sq. m.)**



**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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</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.