



Harfield Gardens, Ellesmere Port
CH66 4UB

£220,000

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Harfield Gardens, Ellesmere Port

DESCRIPTION

A charming three bedroom semi-detached home that enjoys well proportioned internal accommodation with a larger than average garden and driveway.

Situated in a small cul-de-sac of similar designed homes within this established residential area on the periphery of Little Sutton. First time buyers and young families need to call to avoid disappointment.

This home features double glazed windows, central heating, sun lounge with French doors, off road parking for several cars and a detached garage. Add this to the amenities and facilities offered by this area make this a great opportunity to become your new home.

EPC has been ordered



ROOMS

UPVC door with side glazed panels provides access to :-

Entrance Hall
Central heating radiator and stairs to first floor

Lounge
13'4" (max) x 12'10"
Marble effect fire surround and hearth with insert coal effect fire creating the focal point of the room. Under stairs store cupboard, central heating radiator and double glazed window to front. Archway leads to:-

Dining Room
10'9" x 8'9"
French doors gives access to the sun lounge, central heating radiator

Sun Lounge
13'8" x 8'9"
Two wall mounted electric wall heaters, double glazed French Doors provide access to the rear garden, 2 x double glazed windows with bespoke venetian style blinds.

Kitchen
10'8" x 7'4"
Fitted kitchen with a range of base and wall units in a modern high gloss finish in white, contrasting worktops and stainless steel sink unit. Gas cooker point, extractor fan, recess for washing machine / tumble dryer and fridge recess. Tiled back splash, tiled floor and wall mounted boiler.

Landing
Double glazed window to side elevation with fitted blinds, loft access and central heating radiator.

Bedroom One
13'5" x 7'10" (excluding depth of wardrobes)
Fitted with a range of mirrored wardrobes, double glazed window with venetian blinds and central heating radiator.

Bedroom Two
10'9" x 9'8"
Double glazed window with fitted blinds and central heating radiator.

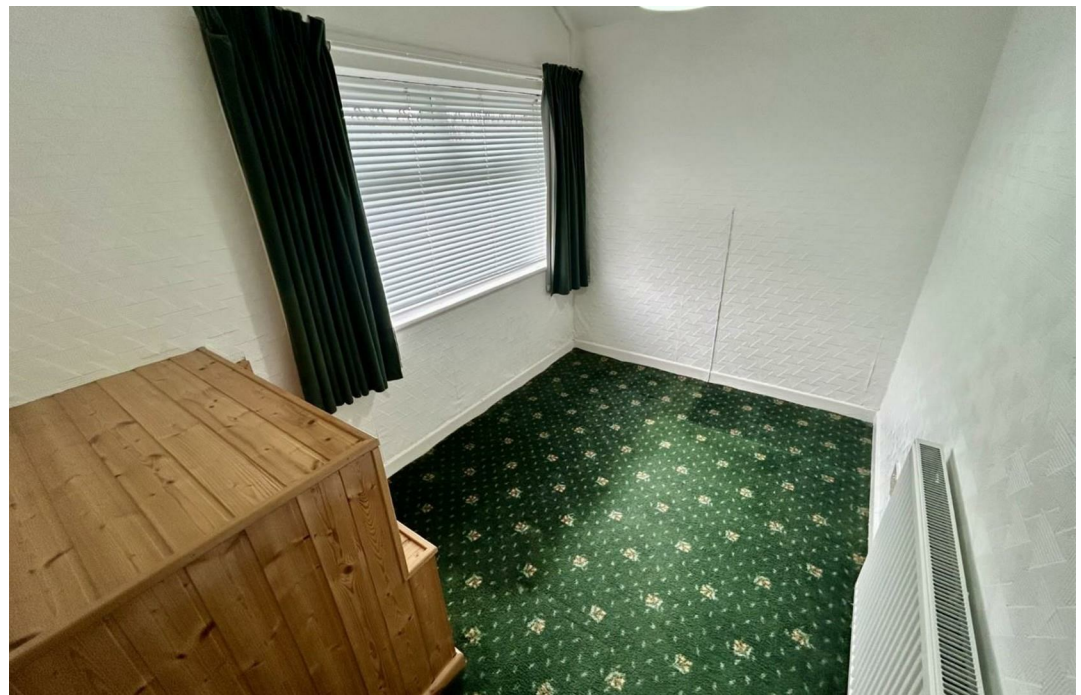
Bedroom Three
10'2" x 6'7"
Double glazed window and central heating radiator

Shower Room
6'5" x 5'4"
Reconfigured to offer a corner shower cubicle with electric shower, vanity unit with inset sink unit, small worktop and storage cupboard.

Outside
A key feature of this property is the long driveway that can accommodate several vehicles and leads to the garage. There is also a lawned area with borders.

To the rear garden, there is a patio area with the remaining being laid to the floor.

Garage
17'7" x 8'3"
Up and over door





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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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