



**Windways, Ellesmere Port**  
, CH66 1JF

**Offers Over £205,000**



# Windways, Ellesmere Port

## DESCRIPTION

We are pleased to offer to the market this family home which has been enjoyed for many decades.

The property which is well set back from the road offers well proportioned internal and external family space. There is scope to extend the property subject to the necessary permission being granted if needed, whilst still retaining a good sized rear garden.

Situated on the periphery of Little Sutton means advantage can be taken of the regular public transport links including rail. There are a number of shops including Tesco Express available and schools for all age groups catered for locally.

Any early viewing is suggested to fully appreciate the scope this property offers and how you could transform it into your next home.



## KEY FEATURES

- NO CHAIN
- Garage & off road parking
- Spacious family 3 bedroom property
- Popular area close proximity to golf course and woods
- Easy access to motorway network
- Generous light airy room extending into living room through to dining room
- Boarded loft



# ROOMS

## Vestibule

Enclosed vestibule with wooden door and glazed side panels provides access to:-

## Entrance Hall

Central heating radiator and stairs to first floor

## Lounge

14'2" x 13'6"

Traditional style fire surround with tiled insert and hearth. A flame effect fire finishes the effect. Double glazed window to front and central heating radiator. Double sliding doors provide access to:-

## Dining Room

10'10" x 8'1"

Sliding patio doors overlook the rear garden and central heating radiator

## Kitchen

10'10" x 8'11"

Traditional cottage style fitted kitchen with a comprehensive selection of base and wall units with contrasting work surfaces extending to a purpose made breakfast bar. Integrated Fridge, 4 burner gas hob with extractor above and oven below. 1.5 bowl sink unit, walk in storage cupboard, tiled floors, double glazed window to rear and side door.

## Landing

Double glazed window, loft hatch with ladder and store cupboard.

## Bedroom One

13'6" x 9'7"

Built in wardrobes, central heating radiator and double glazed window to front.

## Bedroom Two

11'0" x 10'11"

Central heating radiator and double glazed window to rear.

## Bedroom Three

7'9" x 7'7"

Central heating radiator and double glazed window to front.

## Shower Room

7'7" x 6'2"

This area has been remodelled and now offers a modern and airy shower room. The white suite included low level w.c. , pedestal wash basin and large semi circular shower cubicle. Heated towel rail all complimented by the modern tiled walls and floor. Two double glazed windows to rear.

Please note, the bath has been removed.

## Outside

The property is approached over a good sized driveway finished in red brick which leads to the garage and the front of the property. To the side of the driveway is a generous lawned area with slate boarders.

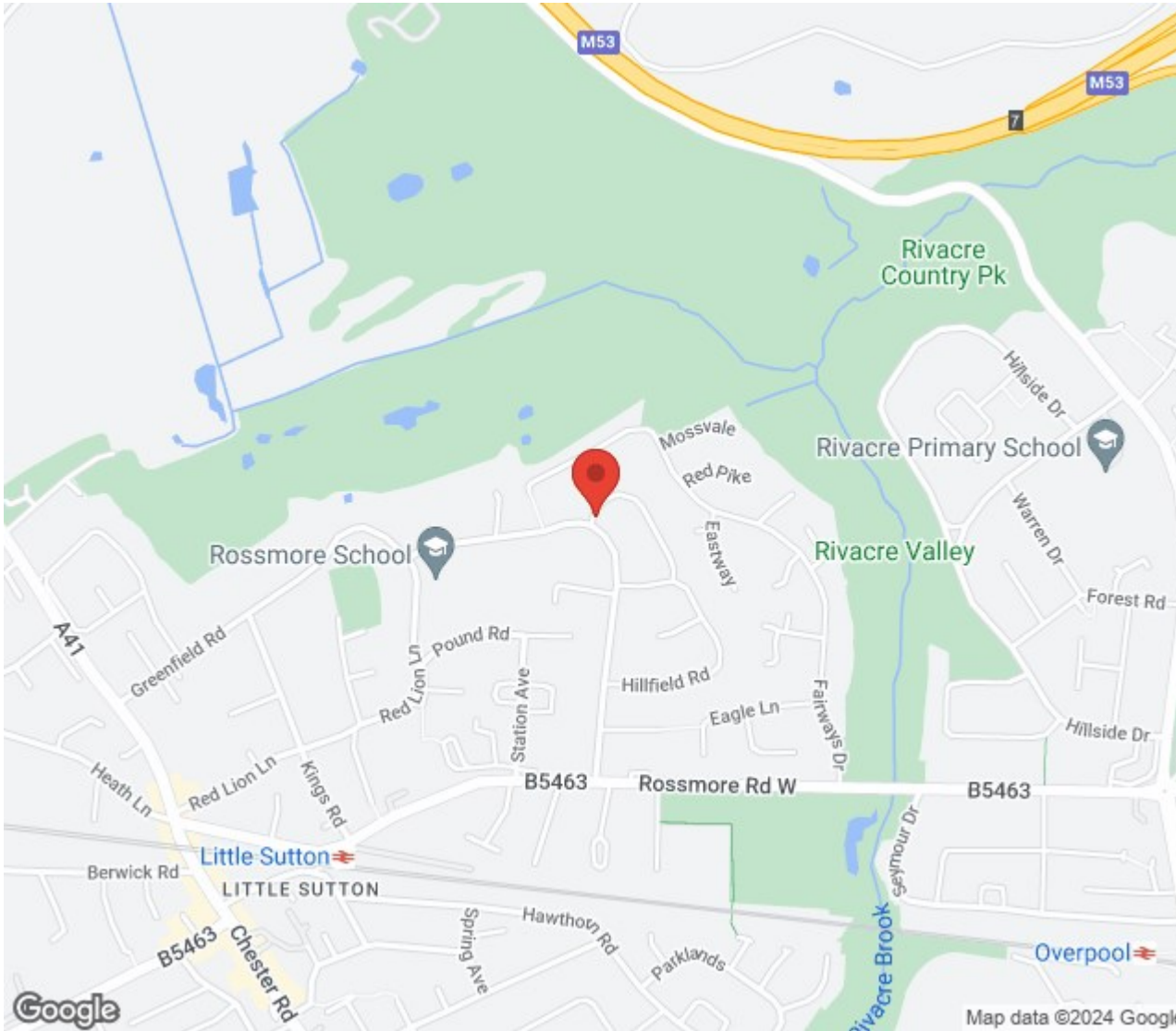
To the rear there is paved patio, turn lawned area with path leading to second patio, the garden shed and the attractive cherry blossom tree. The boarders have been laid to lawn with broken slate for ease of maintenance. In addition, there is second garden shed.

## Garage


14'10" x 11'2"

Up and over door, power and light. An additional feature is the access doors front and rear which allows access to the rear garden or indeed the route for bringing wheelie bins out.





## ENERGY PERFORMANCE CERTIFICATE

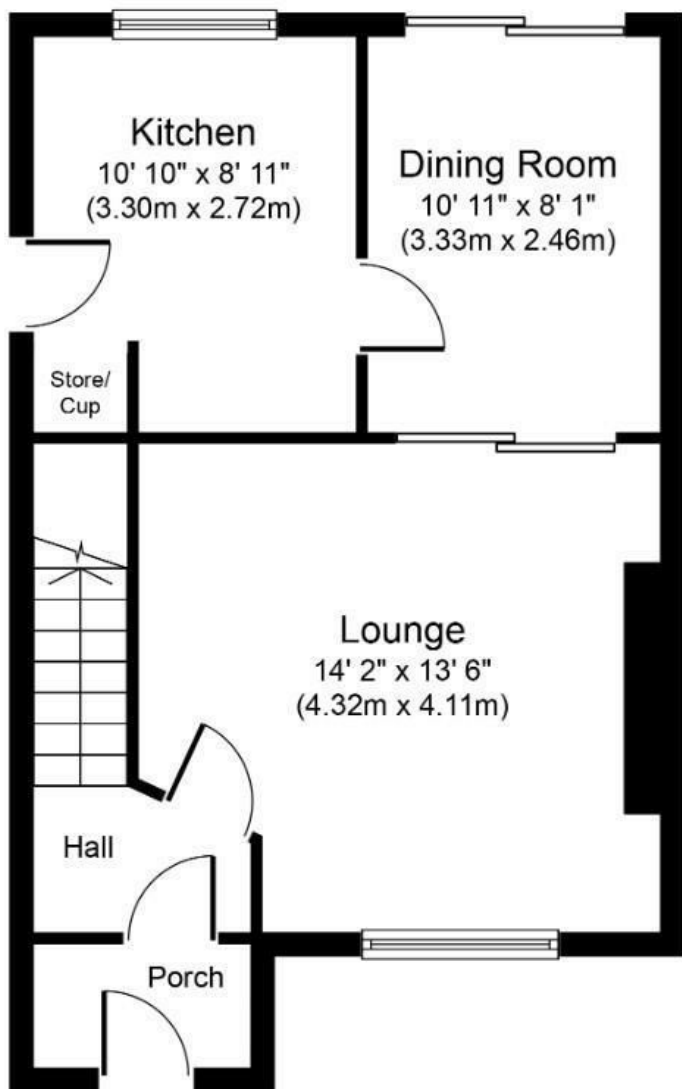
| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   | <b>84</b> |
| (69-80) <b>C</b>                                   | <b>70</b>   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

### Thinking of Selling?

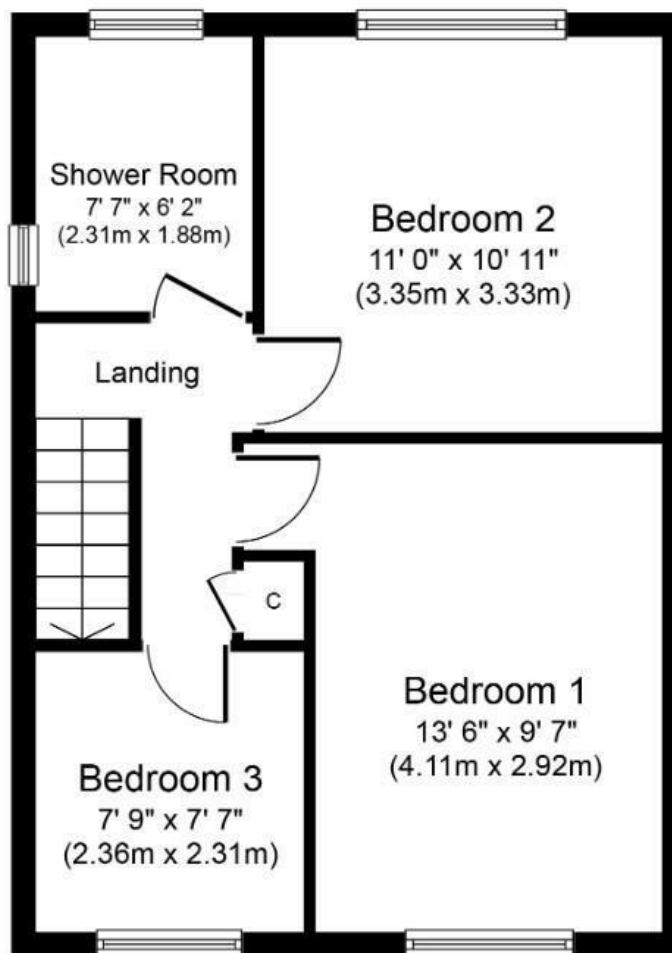
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national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

**339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465 | littlesutton@hunters.com**

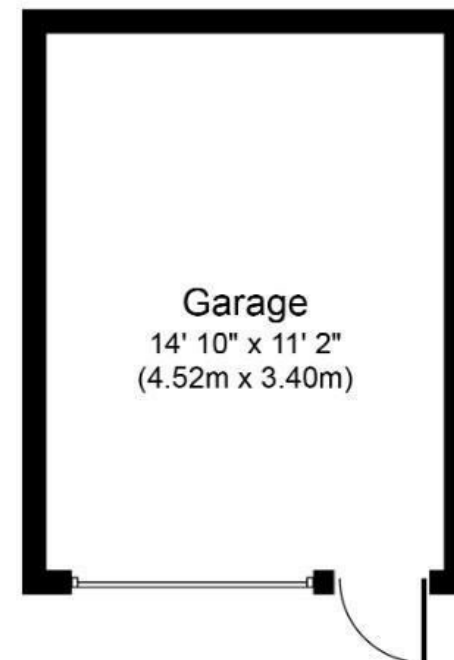




**Ground Floor**  
**Approximate Floor Area**  
**451 sq. ft.**  
**(41.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**429 sq. ft.**  
**(39.8 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**163 sq. ft.**  
**(15.2 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.



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.