



Kinnerley Road, Ellesmere Port

Cheshire, CH65 6SR

Offers In The Region
Of £190,000



Kinnerley Road, Ellesmere Port

DESCRIPTION

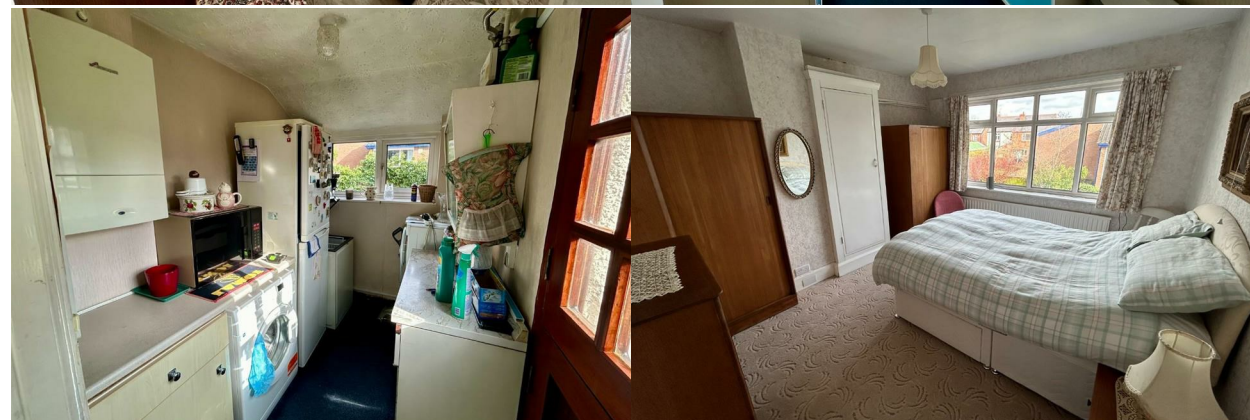
Hunters are pleased to offer to the market this much loved family home which is ripe for modernisation and general improvement. Situated in the highly sought-after area of Whitby, this property presents an excellent opportunity to create your new home. The property is within close proximity to various amenities, including shops, schools, and transportation links. The nearby M53 motorway offers easy access to surrounding areas of commerce. Accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Landing, Three Bedrooms, Bathroom and pleasant front & rear gardens (providing off road parking).

Don't delay and call us today to arrange a viewing!

EPC has been ordered

BULLET POINTS

- Cul-de-sac
- Ample Off Road Parking
- Three Bedroom Semi Detached
- Freehold



ROOMS

Entrance Hall

Upvc double glazed door into the entrance hall, double glazed window to the side elevation, central heating radiator.

Lounge

11'4" x 12'0"

Double glazed window to front, gas fire and central heating radiator.

Dining Room

11'4" (to widest point) x 12'4"

Double glazed window to rear elevation and central heating radiator.

Kitchen

5'11" x 9'2"

Kitchen is in its original state and ripe for refurbishment. Comprising of wall and base units, stainless steel sink, electric cooker point, central heating radiator and double glazed window to side elevation.

Utility Room

5'11" x 8'2"

Wooden door provides access to side of property, Worcester wall mounted boiler, plumbing for automatic washing machine, storage and ample room for additional appliances.

Landing

Turned staircase leads to main first floor landing with window to side providing light and loft access.

Bedroom One

11'3" (to widest point) x 12'5"

Double glazed window to the rear, storage cupboard and central heating radiator.

Bedroom Two

10'1" (to widest point) x 11'11"

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

Bedroom Three

5'11" x 7'7"

Double glazed window to front, central heating radiator.

Bathroom

7'9" x 5'10"

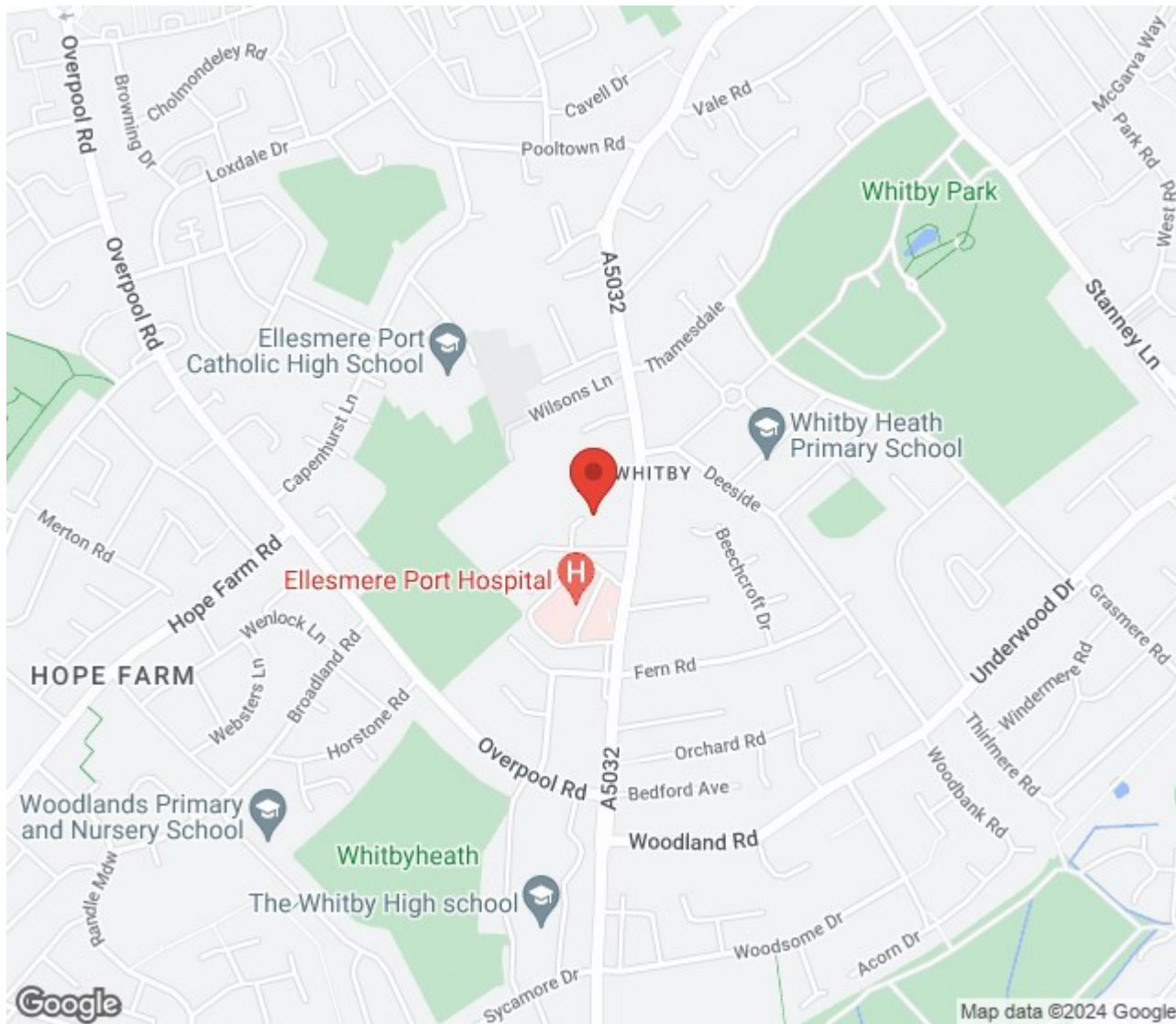
Refurbished bathroom comprising double walk in shower, low level w.c. and vanity unit with inset sink and taps above all complimented by modern tiled walls. Central heating radiator and double glazed window to rear.

Outside

A key feature to this property is the generous off road parking and garden area to the rear and side. Driveway for a number of vehicles leads to the detached garage whilst the remainder of the garden is laid to lawn, patio.







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Thinking of Selling?

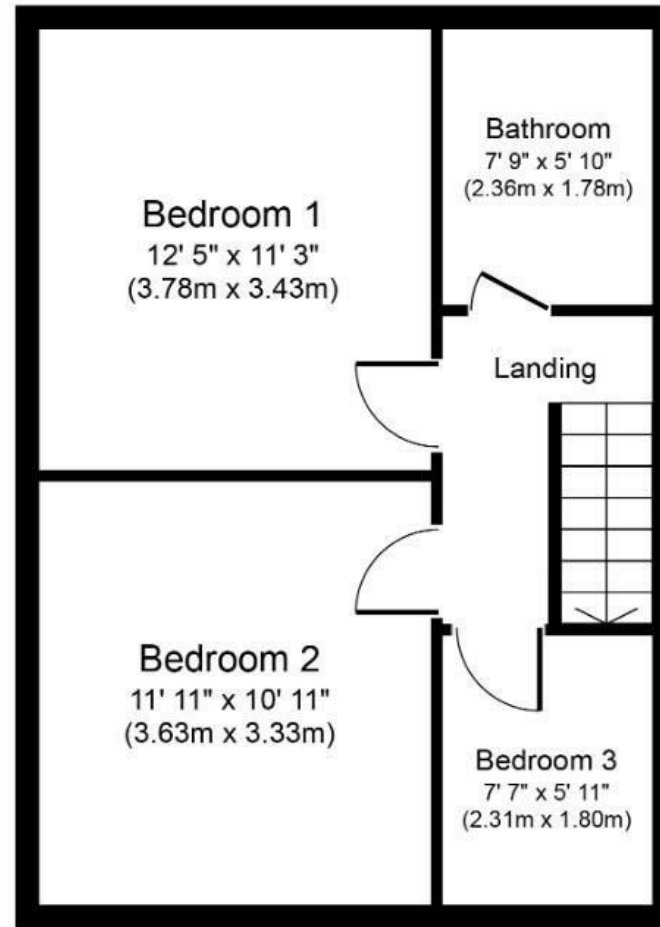
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national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

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HUNTERS®
HERE TO GET *you* THERE



Ground Floor
Approximate Floor Area
477 sq. ft.
(44.3 sq. m.)



First Floor
Approximate Floor Area
426 sq. ft.
(39.6 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.