



**St. Marks Crescent, Ellesmere Port**  
, CH66 2XD

**Offers In The Region  
Of £265,000**





# St. Marks Crescent, Ellesmere Port

## DESCRIPTION

We are pleased to offer to the market this two bedroom detached bungalow situated at the head of this established cul-de-sac.

This potential home offers the new owner the opportunity to create their perfect new home. The property does require modernisation and general improvement but could be a rewarding project.

The property is situated on a well respected and established development and offers good road links to surrounding centres of commerce including Cheshire Oaks, Chester, Liverpool and beyond.

Bungalows rarely come to the market and even rarer is one that needs some T.L.C. The great project should not be overlooked and would suggest an early viewing.



# ROOMS

## Kitchen / Diner

15'4" x 7'4"

A range of wall and base units in white with marble effect countertops, stainless steel sink with mixer taps and drainer unit, built in oven with four ring burner hob and extractor fan above. Part tiled walls and door to rear garden.

## Living Room

16'3" x 11'10"

Feature fireplace with living flame coal effect electric fire, window to front, central heating radiator.

## Bedroom One

15'2" x 9'1"

Mirror wardrobes, double glazed window to rear and central heating radiator.

## Bedroom Two

10'2" x 8'7"

Shower cubicle, central heating radiator and window to rear.

## Bathroom

6'3" x 6'2"

Bathroom comprising of panelled bath, pedestal wash hand basin and low level w.c.. Window to rear and central heating radiator.

## Outside

Paved driveway to the side providing ample off-road parking. There is access to the rear of the property via a wooden gate to the side.

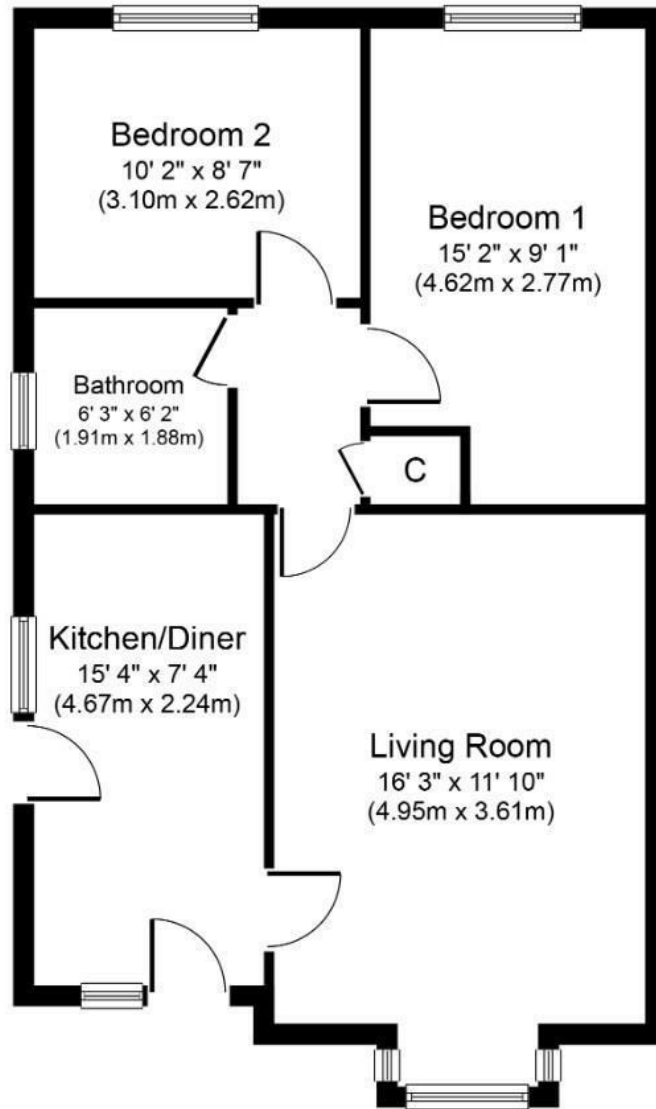
## Garage

17'7" x 8'10"

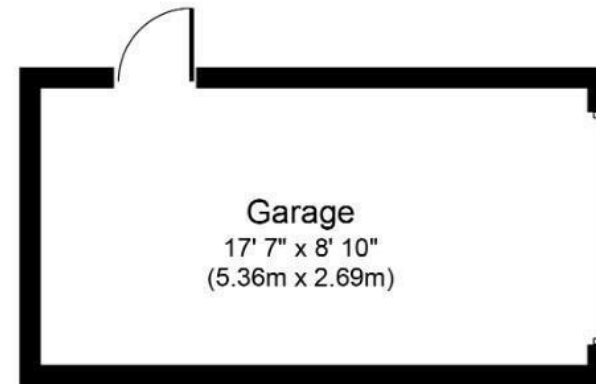






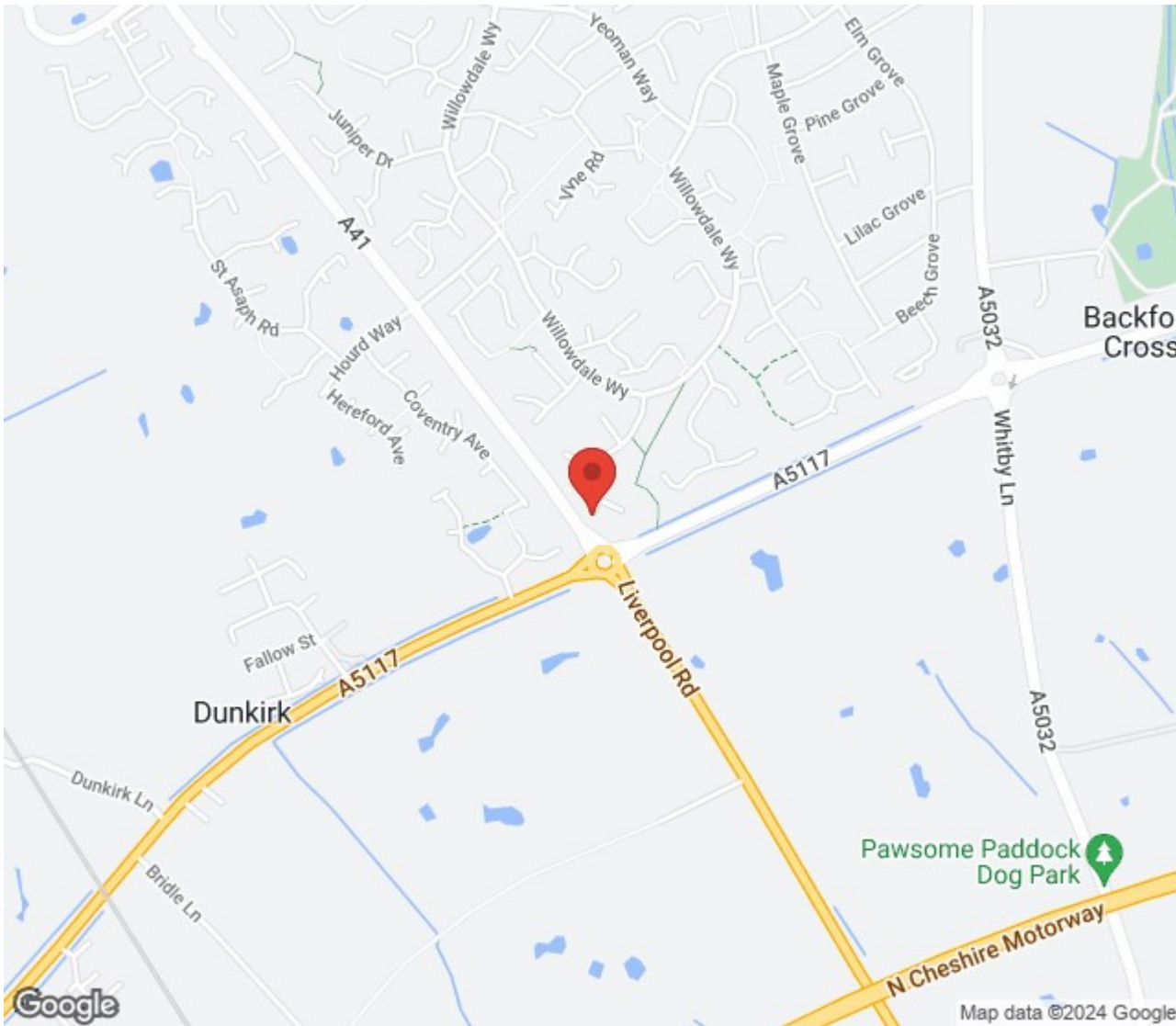


**Approximate Floor Area**  
**618 sq. ft.**  
**(57.5 sq. m.)**




**Garage**  
**Approximate Floor Area**  
**154 sq. ft.**  
**(14.3 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.



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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](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.