



## Browning Drive, Ellesmere Port

Cheshire, CH65 7BW

£185,000



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

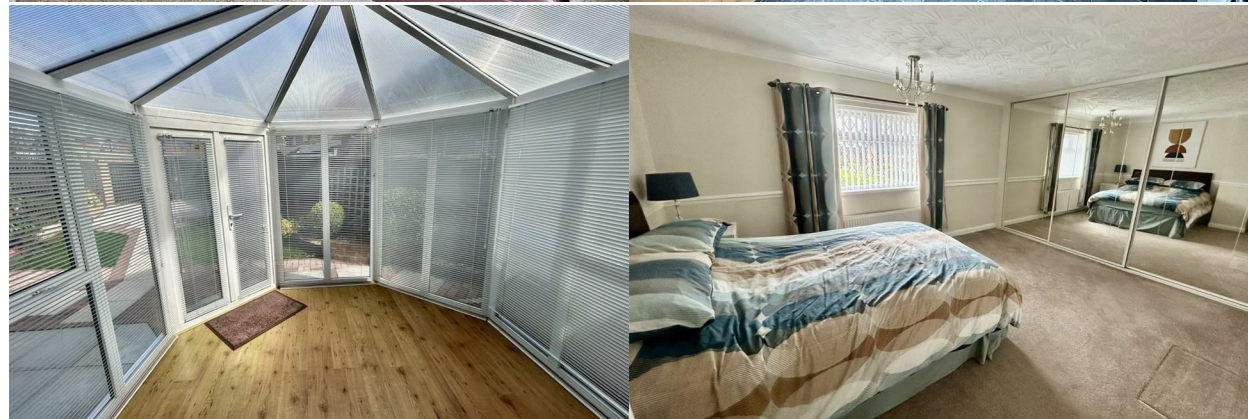
# Browning Drive, Ellesmere Port

## DESCRIPTION

Calling all first time buyers, here is your opportunity to purchase this ready to move into, three bedroom end of terraced home. This property has been maintained to a high standard and presents extremely well and should satisfy the most discerning of buyers. The general area is well served for public transport links, and local primary and secondary schools. In brief; the ground floor comprises a porch, entrance hall, lounge/diner, conservatory and kitchen. The first floor comprises a family bathroom and three good sized bedrooms.

Early viewing is highly recommended.

EPC has been ordered.



# ROOMS

## Porch

4'0" x 8'8"

Upvc front door with leaded glass frosted panel, light fitting, two double glazed leaded glass windows to front & side elevation, two vertical blinds, Upvc front door with leaded glass frosted panel to hall, laminate flooring, painted walls.

## Hall

Fitted carpet, painted walls, light fitting, smoke alarm, fitted cupboard housing electric meter, security alarm.

## Lounge/Diner

20'9" x 12'4" (to widest point)

Fitted carpet, painted walls, two light fittings, pebble effect gas fire with remote control, central heating radiator, double glazed leaded glass window to front elevation, double French doors to rear elevation two vertical blinds.

## Kitchen

21'3" (to widest point) x 9'10" (to widest point)

Range of wood wall and floor units some with glazed panels, contrasting black worktops and splashbacks, central heating radiator, two light fittings, two double glazed windows to front and rear elevation and Upvc rear door with frosted glass insert. Four ring burner hob and extractor hood above and built in oven below, fitted washing machine and fitted fridge/freezer.

## Conservatory

Fully glazed conservatory with venetian blinds, double glazed French Doors to rear, laminate flooring.

## Stairs/Landing

Fitted carpet, painted walls, two banister rails, light fitting, smoke alarm, loft access, fitted cupboard housing Valliant boiler.

## Bedroom 1 (Front)

11'3" x 16'10" (to widest point)

Double glazed window to front elevation, vertical blind, painted walls, dado rail, fitted carpet, light fitting, central heating radiator, fitted triple mirror wardrobe.

## Bedroom 2 (Rear)

13'5" (to widest point) x 9'5" (to widest point)

Laminate flooring, painted walls, double glazed window to rear elevation, vertical blind, central heating radiator, painted walls, dado rail, free standing double door wardrobe, light fitting.

## Bedroom 3 (Front)

12'3" x 9'0" (to widest point)

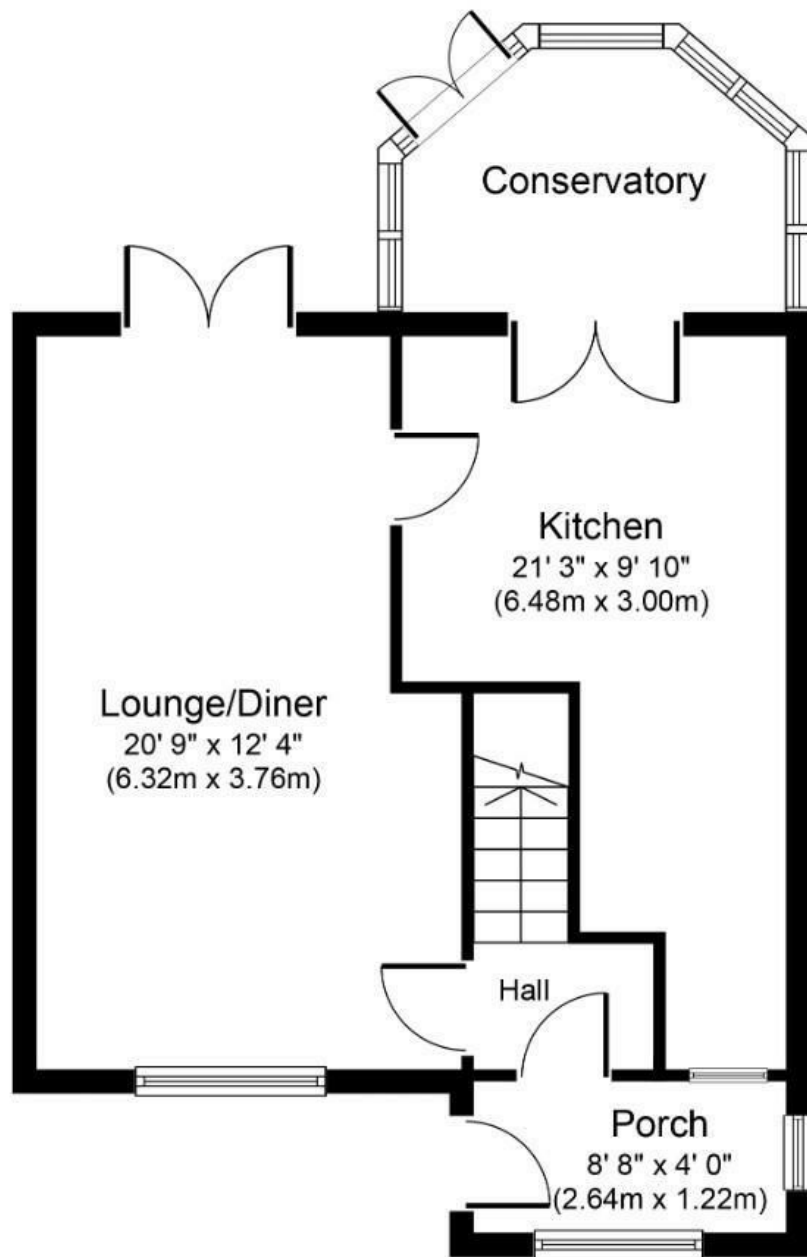
Laminate flooring, painted walls, dado rail, double glazed window to front elevation, vertical blind, central heating radiator, fitted over stairs cupboard.

## Outside

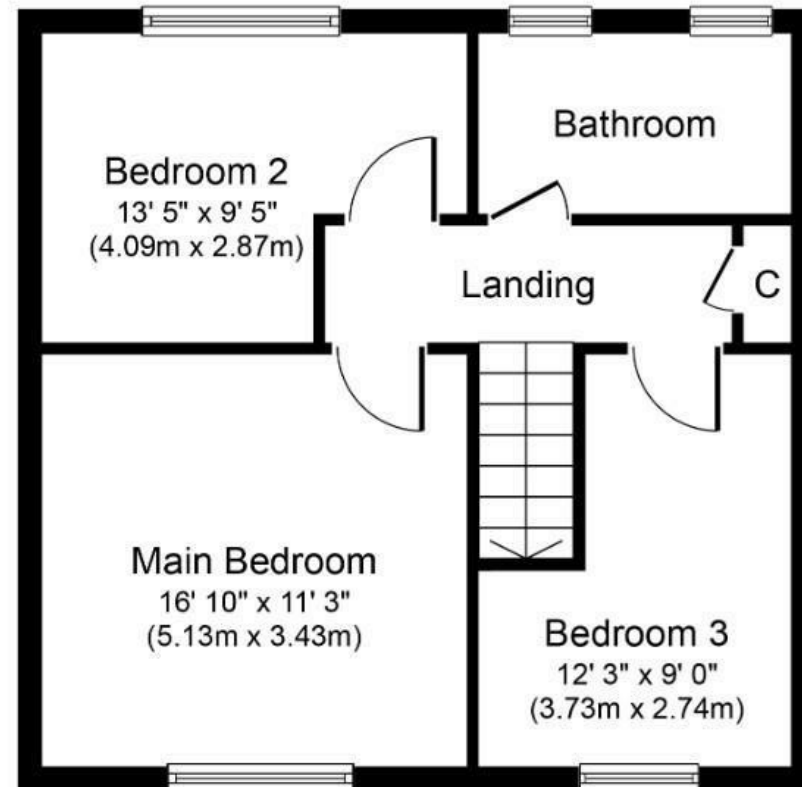
Front - Block paved driveway and path, Astro turf lawn, border with mature shrubs.

Rear - Enclosed rear garden, patio area with centre path to second rear patio area, borders with mature shrubs, side gate access, brick bin store.





**Ground Floor**  
**Approximate Floor Area**  
**536 sq.ft.**  
**(49.8 sq.m.)**

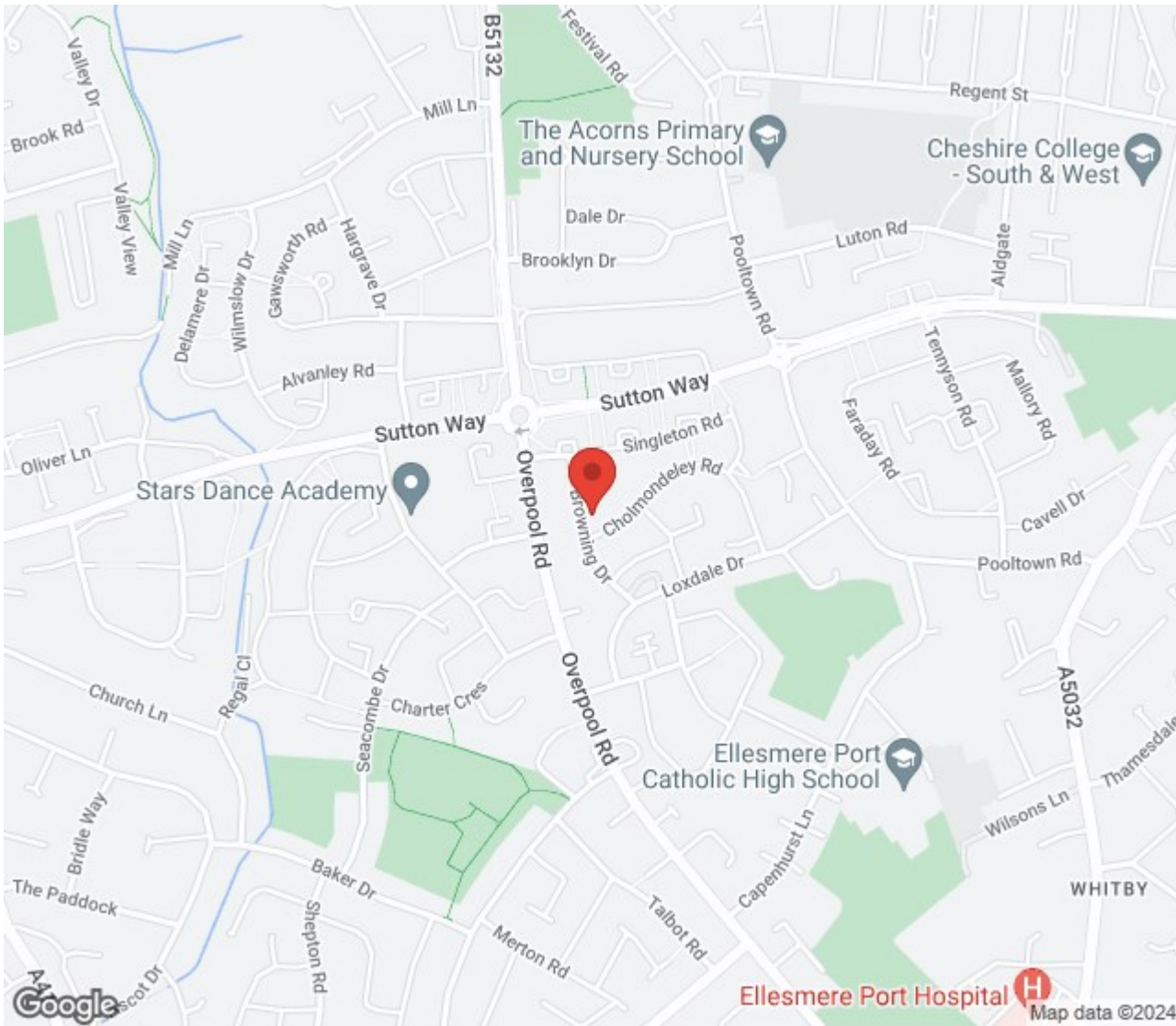


**First Floor**  
**Approximate Floor Area**  
**422 sq.ft.**  
**(39.2 sq.m.)**

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.





## 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>83</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>		
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)**

