



Girton Close, Ellesmere Port

, CH65 5BJ

£155,000



Girton Close, Ellesmere Port

DESCRIPTION

Here we have an ideal first time buyer or young family 3 bedroom home. The property presents well and offers bright and airy accommodation.

Additionally, there is off road parking, good sized rear gardens area with impressive workshop.

Communication links are readily available including train and the road network both of which provides access to surrounding centres of commerce including Cheshire Oaks.



ROOMS

Entrance Hall

Central heating radiator, window to front, meter cupboards, laminate flooring and stairs to first floor.

Lounge / Diner

20'5" x 10'1"

Large double windows to front and rear making this a bright room. Wooden fireplace with marble effect back and hearth with inset coal effect gas fire creating the focal point of this room.

Kitchen

12'2" x 7'8"

This kitchen offers an extensive range of base and wall units in a beech type finish, complimented by contrasting worktops. 1/2 bowl stainless steel sink unit with mixer taps, space for fridge/freezer, space for washing machine, dishwasher. Electric oven with extractor fan above. Double glazed window, central heating radiator and laminate flooring.

Landing

Double glazed window to side

Bedroom One

10'7" x 10'1"

Dado rail, double glazed window and central heating radiator.

Bedroom Two

10'9" x 9'5"

Double glazed window and central heating radiator.

Bedroom Three

9'9" x 7'1"

Double glazed window and central heating radiator.

Shower Room

6'9" x 6'9"

Converted for modern day living, this cream suite includes push button toiler, pedestal wash basin, shower cubicle with electric shower, tiled walls,

extractor fan, ladder style radiator and double glazed window.

Outside

To the front is an off road parking area and wooden gate giving access to the rear garden area. The rear garden area has been created for ease of maintenance but has secure fencing and a large tinker workshop with electricity.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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