

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

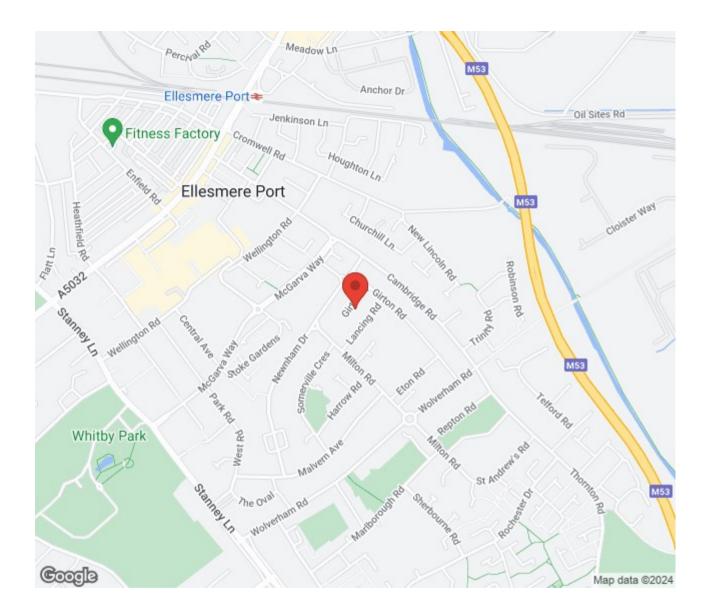
To the front is an off road parking area and wooden gate giving access to the rear garden area. The rear garden area has been created for ease of maintenance but has secure fencing and a large tinker workshop with electricity.









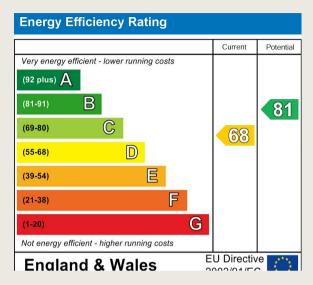


#### Thinking of Selling?

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

# ENERGY PERFORMANCE CERTIFICATE







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.

