



**Cholmondeley Road, Ellesmere Port**  
, CH65 7BH

**Chain Free £175,000**





# Cholmondeley Road, Ellesmere Port

## DESCRIPTION

Welcome to number 10 Cholmondeley Road!

On offer here is a traditional three bedroom semi detached home which offers well proportioned spacious accommodation. The upstairs has in recent times enjoyed a program of enhancement with plastered walls, new doors and bathroom. The ground floor although very presentable could in part benefit from some attention. This especially true of the utility area and purpose built wet room.

The property occupies an established plot with wall gardens to the front and raised water feature, patio and summer house to the rear.

With some T.L.C and imagination, this could readily make a fine family home.

Please note, EPC has been ordered.



# ROOMS

Entrance porch with fitted units and two double glazed windows leads into the :-

Entrance Hall  
Central heating radiator, stairs to the first floor

Lounge  
20'8" x 11'8"  
A great sized room with large double glazed window to the front and sliding patio windows to the rear. Skirting mounted radiator.

Kitchen  
16'8" x 8'10"  
Fitted with a good range of base and wall units in a pine finish, stainless steel worktops and splashbacks, 2.5 bowl stainless steel sink unit, long reach mixer taps, four ring burner gas hob and double oven. Microwave recess, breakfast bar, tiled floor, central heating radiator, double glazed window. Sliding door gives access to:-

Utility Area  
6'9" x 5'1"  
Tiled floor, double glazed window, door to rear garden.

Wet Room  
6'9" x 5'6"  
A purpose built wet room that includes low level w.c., pedestal wash basin and showering area. The showering area i.e. shower unit cubicle doors require re-instatement. Tiled walls, anti-slip flooring, extractor fan, wall mounted heater and double glazed window.

Landing

Bedroom One  
11'4" x 11'2"  
Fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two  
13'4" (max) x 9'3"  
Double glazed window and central heating radiator

Bedroom Three  
11'10" x 8'11" (max) reducing 5'11"  
Double glazed window and central heating radiator.

Bathroom  
8'2" x 5'2"  
A recently fitted four piece suite including panel bath, low level w.c., pedestal wash basin and walk in shower cubicle. Ladder heated towel rail and tiled walls.

Outside  
To the front there is a walled garden laid mainly to lawn with established borders.

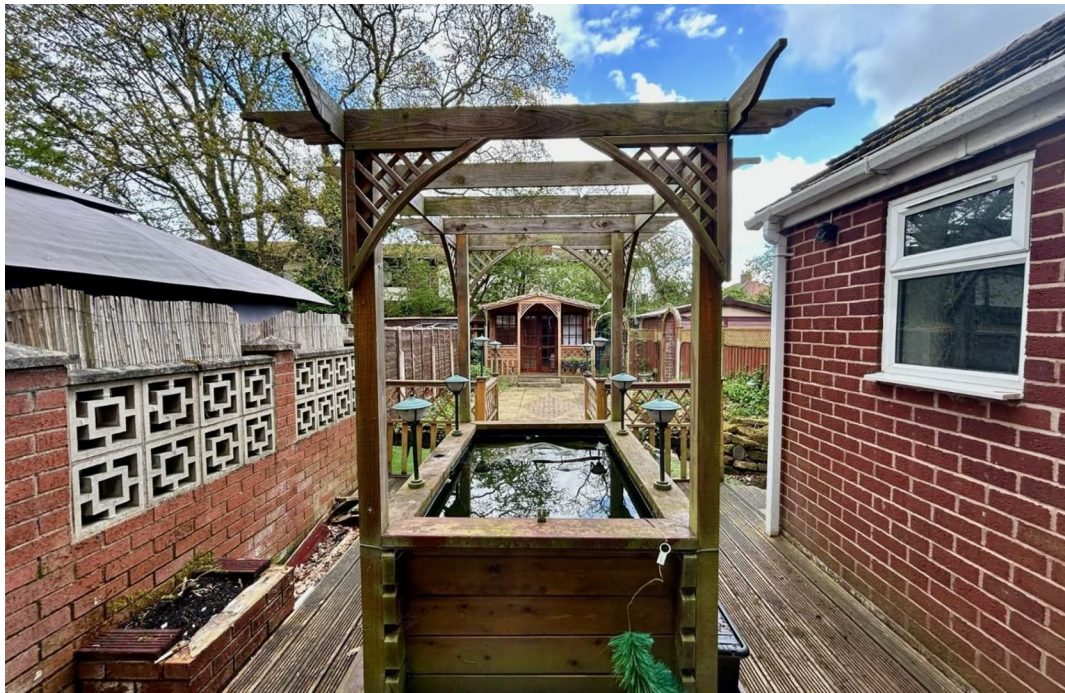
To the rear there is a central raised water feature with decking. This leads via two steps to paved patio area and summer house beyond.

A shared paved driveway leads to individual parking area and detached garage.

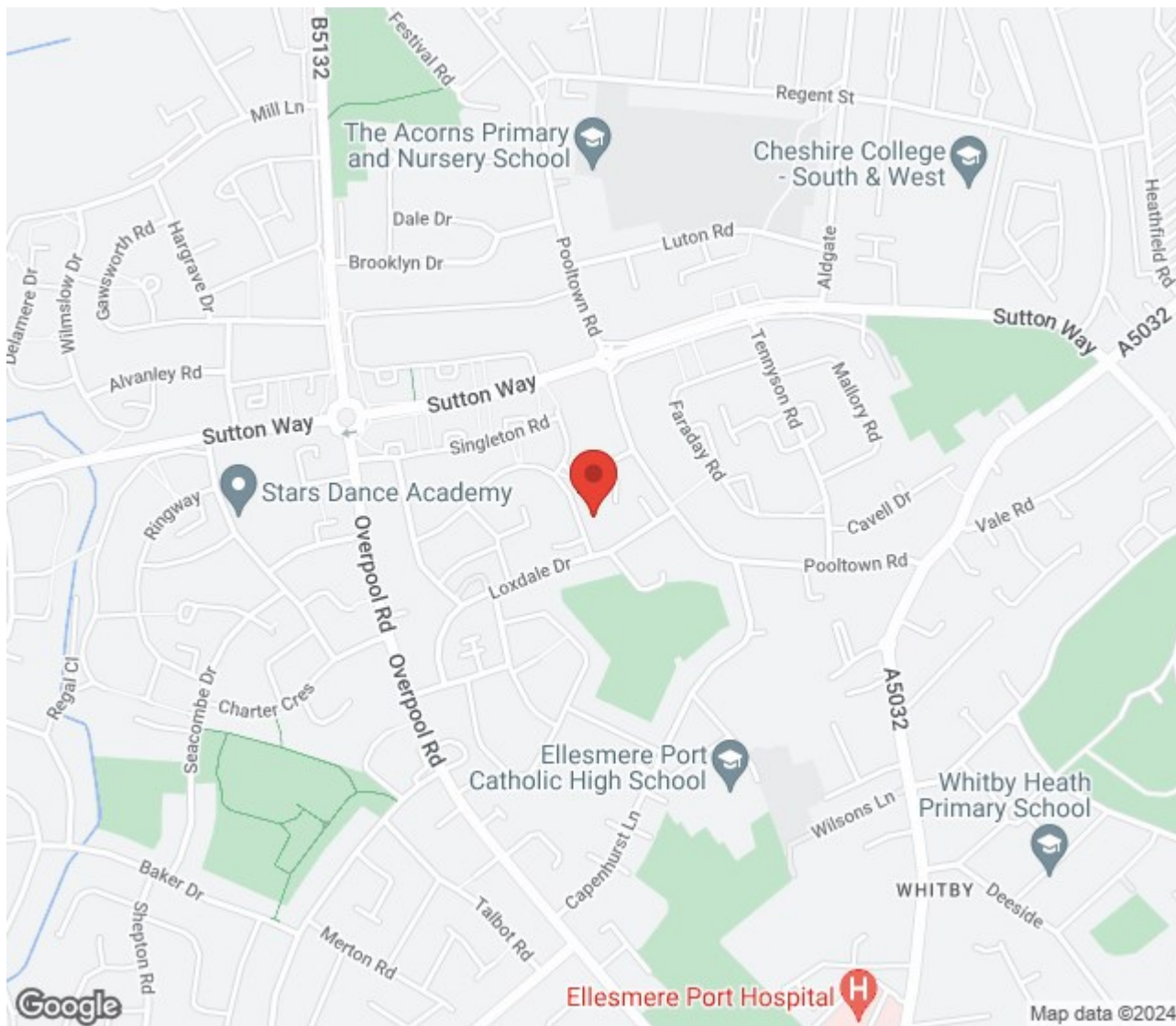












## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 2002/91/EC	

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