



Lupus Way, Ellesmere Port

, CH66 2RE

£199,950



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HUNTERS[®]

HERE TO GET *you* THERE

Lupus Way, Ellesmere Port

DESCRIPTION

Are you looking for a well presented three bedroom home that is close to local amenities and public transport? Then look no further!

Number 8 Lupus Way is the property located on a small cul-de-sac location overlooking the local park area. This property offers double glazed windows, central heating, garage, utility room, off road parking for a number of vehicles, Upvc facias and soffits.

The surrounding centres of commerce including Cheshire Oaks are readily accessible by road or the regular public transport links. There are a number of local shops available for day to day requirement whilst Morrisons, Asda, Sainsburys are also within the area.

Don't delay and call today to arrange your viewing!

Please note there is no on going chain.



ROOMS

Upvc entrance door gives access to:-

Entrance Hall

Laminate flooring, central heating radiator, stairs to first floor

Lounge

13'7" x 12'3"

Ornate fire surround with marble style insert and heath create the focal point of this room, laminate flooring, understairs store, double glazed window and archway leads to:-

Dining Room

10'6" x 8'3"

Laminate flooring, central heating radiator and French doors leading to raised decking area.

Kitchen

9'6" x 7'1"

Fitted with a range of base and wall units with chrome effect door furniture. Contrasting medium oak style work surface and tiled splashback areas compliment the kitchen presentation. Lamona four burner gas hob with extractor above and fitted oven below, tiled floors and double glazed window into utility area. Door to rear decking.

Utility Room

7'10" x 7'6"

This can be accessed either from the sliding patio doors off the decking area or the garage.

Glow-worm wall mounted boiler, slotted work surface, plumbing for automatic washing machine and tiled floor.

Landing

Double glazed window to side elevation, central heating radiator and loft access.

Bedroom One

13'3" x 8'7"

Double sliding wardrobes, double glazed window overlooking park area, carpet and central heating radiator.

Bedroom Two

9'43" x 9'3"

Recently decorated, laminate flooring, wardrobe, double glazed window and central heating radiator.

Bedroom Three

10'4" x6'8" (at the widest point)

Wardrobe, central heating radiator, double glazed window overlooking park area.

Bathroom

6'1" x 6'0"

Three piece coloured suite incorporating panel bath with Mira electric shower over, pedestal wash basin and low level w.c.. Tiled walls and central heating radiator.

Outside

The front walled garden is laid mainly to lawn with mature established border. Turn gates gives access across the printed concrete driveway and in turn parking for a number of vehicles.

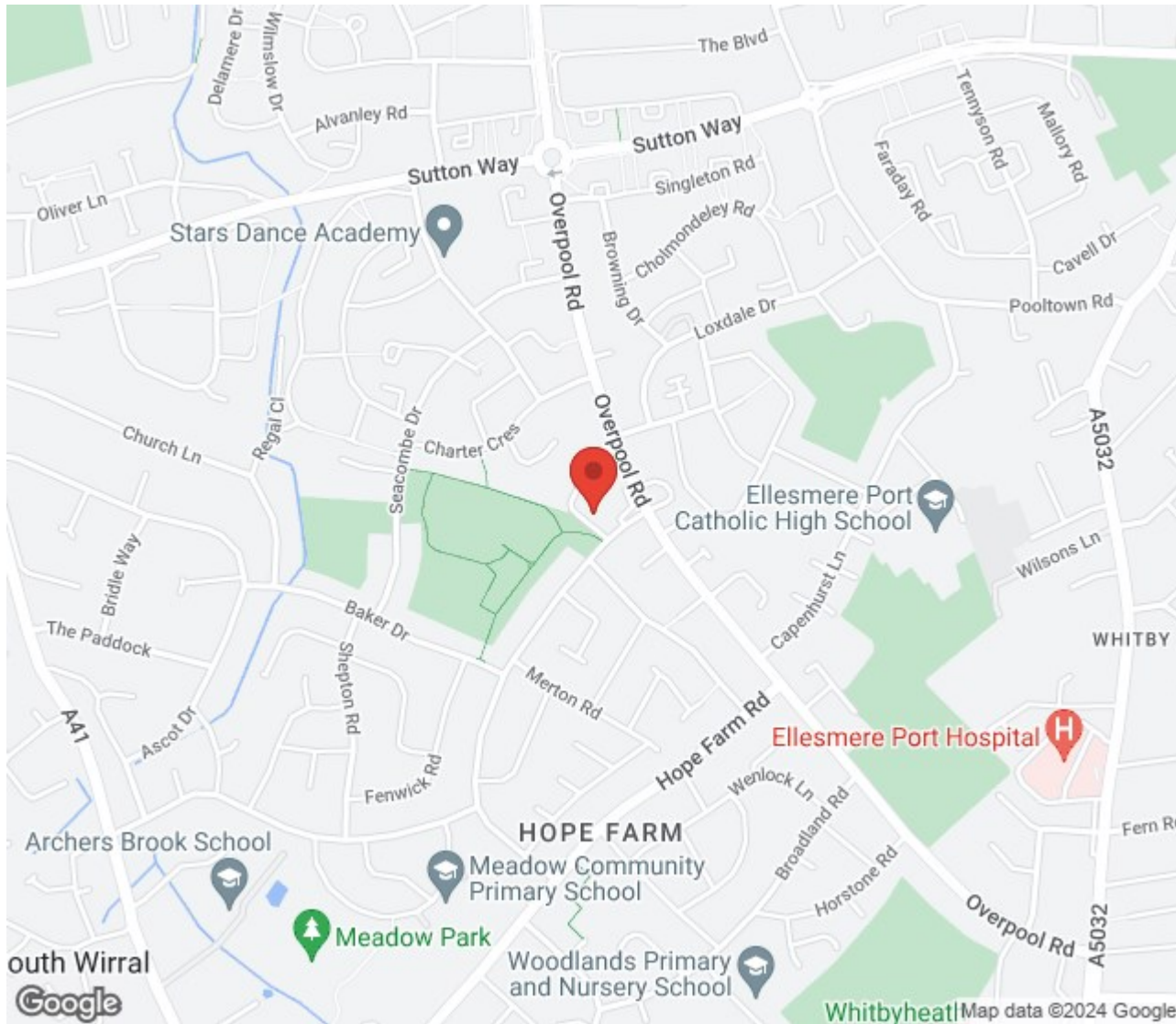
Garage

17" x 7'9"

Up and over door.







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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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.