



**Woodacre Road, Ellesmere Port**  
, CH66 1SW

**£350,000**



5



3



2



C

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

# Woodacre Road, Ellesmere Port

## DESCRIPTION

Calling all serious buyers who are looking for a larger than anticipated family home in a good location, close to local amenities and transport network including rail, road and public transport.

This spacious home enjoys a level of privacy not normally associated with a more modern home. The property was originally designed over three floors and as a result the Master Suite is on the top floor and incorporates the bedroom, study area, dressing area and en-suite. The rest of this home is well proportioned and would strongly advise that particular note should be made to the room dimensions and photos.

Don't delay as this home has great potential for the growing or dependent family.



# ROOMS

**Hall**  
Upvc front door with frosted glass panel, wood effect laminate flooring, painted walls, 4 inserted light fittings, central heating radiator, smoke alarm.

**Kitchen**  
17'0" x 8'1" (to widest point)  
Range of light wood effect wall & floor units, black contrasting worktops, black ceramic tiled splashbacks, ceramic tiled floor, 9 inserted light fittings, central heating radiator, double glazed window to front elevation, Upvc half glazed door to side elevation.

**Downstairs WC**  
Ceramic tiled floor, half ceramic tiled walls, double glazed window to side elevation, low level WC, small wash basin, central heating radiator, 2 inserted light fittings, extractor fan.

**Dining Room**  
11'4" x 11'6"  
Wood effect laminate flooring, central heating radiator, 6 inserted light fittings, double glazed French doors to rear elevation.

**Lounge**  
15'2 x 12'6"  
Wood effect laminate flooring, 9 inserted light fittings, feature fire place, double glazed window to side elevation, double French doors to rear elevation.

**Stairs/Landing**  
Stairs to first floor, 6 inserted light fittings, smoke alarm, single storage cupboard.

**Bathroom**  
9'1" x 7'5"  
Three piece white bathroom suite comprising of corner panelled bath, shower attachment over, 6 inserted light fittings, central heating radiator, double glazed window to side elevation, low level WC, pedestal sink, vinyl flooring.

**Bedroom Two**  
12'6" x 12'0"  
Fitted carpet, light fitting, central heating radiator, double glazed window to rear elevation.

**Bedroom Three**  
11'9" x 8'2"  
Fitted carpet, central heating radiator, light fitting, double glazed window to front elevation.

**Bedroom Four**  
11'8" x 12'0"  
Fitted carpet, light fitting, double fitted mirrored wardrobe, central heating radiator, double glazed window to rear elevation.

**Bedroom Five**  
7'4" x 8'1"  
Fitted carpet, central heating radiator, double glazed window to front elevation, light fitting.

**Second Landing**  
Stairs leading to second floor, 2 inserted light fittings, smoke alarm.

**Bedroom One**  
14'3" x 13'7"  
Fitted carpet, central heating radiator, two double glazed skylight windows, four small fitted cupboards, inserted light fittings.

**Dressing Room**  
6'0" x 6'5"  
Fitted carpet, two inserted light fittings, hanging rail.

**En Suite**  
5'11" x 6'9"  
Three piece white bathroom suite comprising of panelled bath, electric shower over, glass shower screen, part ceramic tiled walls, central heating radiator, low level WC, pedestal wash basin, 2 inserted light fittings, extractor fan, skylight window to rear elevation.

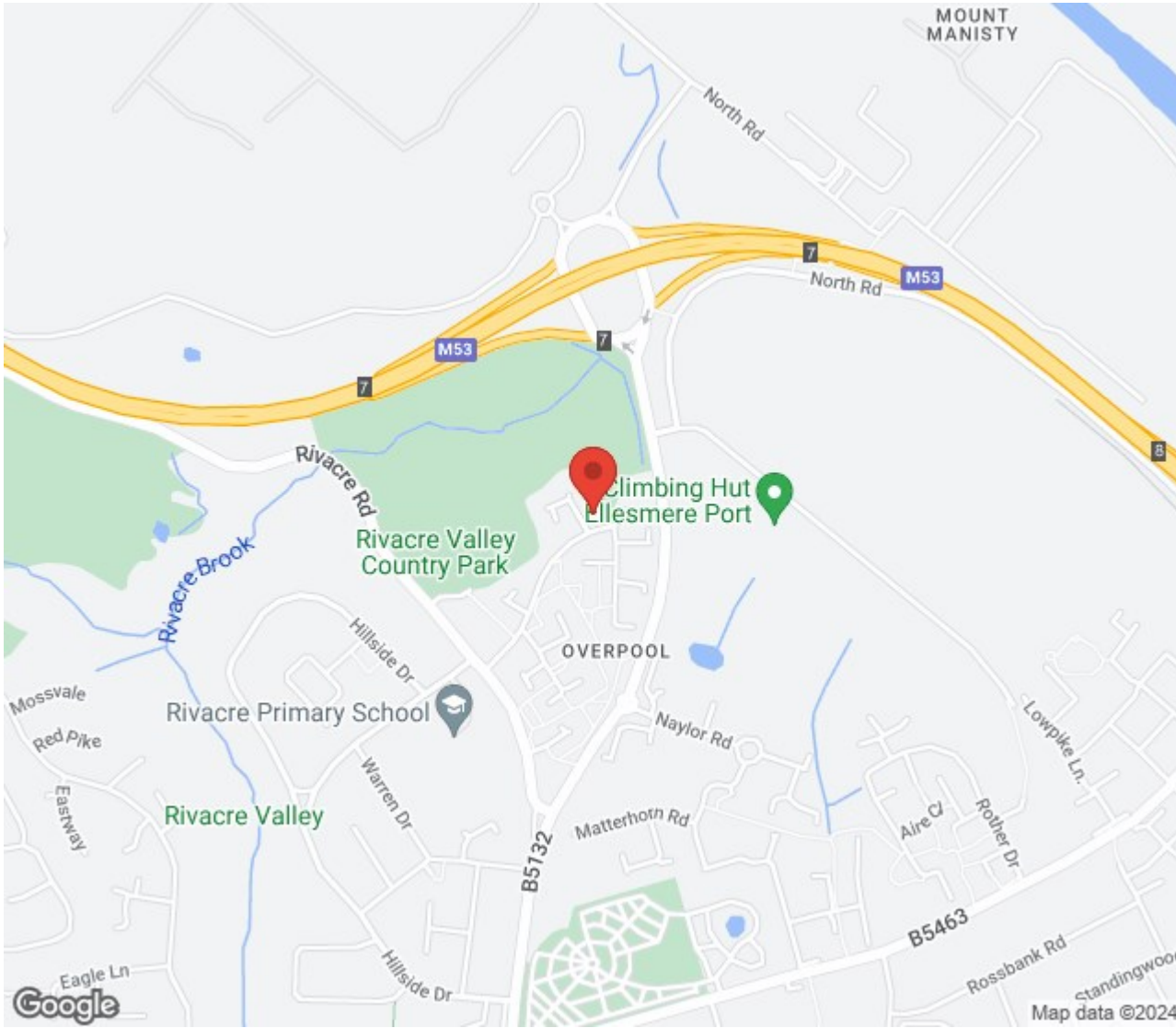
**Outside**

Front - Driveway to front, raised border area with small lawn and mature shrubs, pathways to both side of property leading to rear.


Rear - Enclosed rear garden.







## ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   | <b>80</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>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | 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.

**339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465 | [littlesutton@hunters.com](mailto:littlesutton@hunters.com)**





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.