



**Fleet Street, Ellesmere Port**  
CH65 8EB

**£130,000**



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

# Fleet Street, Ellesmere Port

## DESCRIPTION

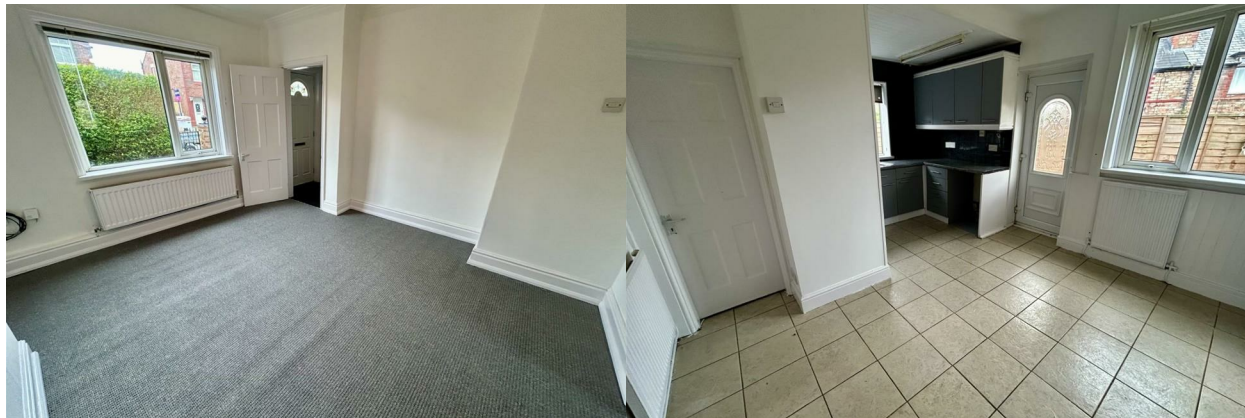
Calling all First Time Buyers or Buy To Let Landlords!

We are pleased to offer this recently improved three bedroom semi detached house within this long established residential area. The property offers double glazing, central heating, off road parking and courtyard area to rear and side.

The property is a reasonable distance to Ellesmere Port town centre which offers a good range of shops and other amenities. Public transport and road links open the area up and give access to the surrounding areas of commerce including Cheshire Oaks.

This is a great opportunity and we would encourage potentially interested parties to contact us as soon as possible.

Please note, the EPC has been ordered.



# ROOMS

Entrance Hall  
Central heating radiator and stairs to first floor.

Lounge  
13'5" x 11'5"  
Double glazed window, central heating radiator,  
window blinds and two wall lights.

L 'Shaped Kitchen/Diner  
15'10" x 7'9" x 11'6"  
Kitchen - Fitted with a range of wall and base units  
with contrasting worktops, tiled splashback, gas  
cooker, stainless steel sink unit, double glazed window  
and tiled floor.

Dining area - additional storage, tiled floor, Upvc rear  
door, double glazed window, central heating radiator  
and large walk in storage.

Landing  
Double glazed window, large cupboard and loft access

Bedroom One  
13'5" x 8'10"  
Double glazed window and central heating radiator

Bedroom Two  
11'8" x 8'10"  
Laminate flooring, boiler cupboard and shelving /  
additional wardrobe

Bedroom Three  
8'5" x 6'9"  
Wood effect laminate floor, central heating radiator and  
double glazed window.

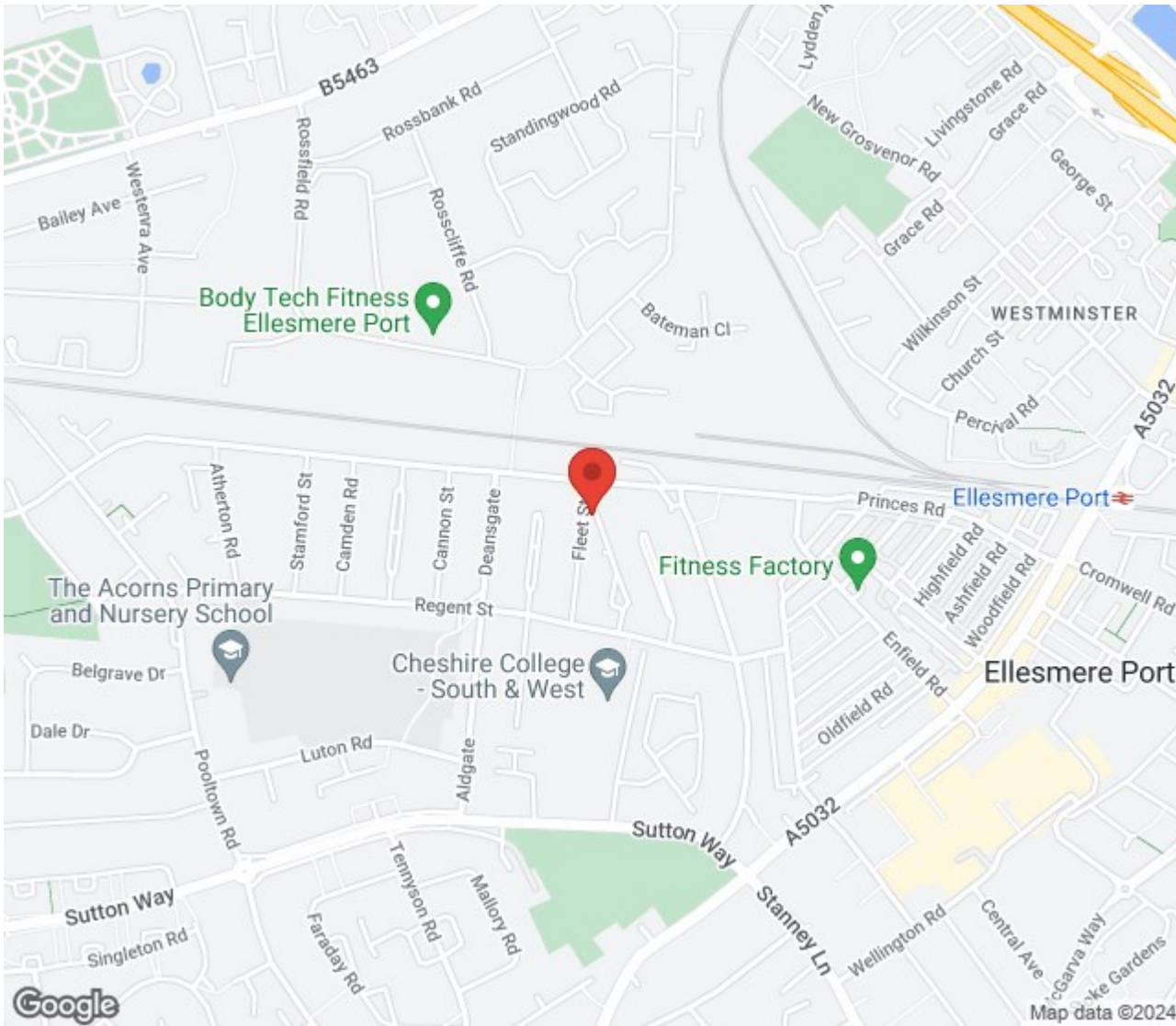
Bathroom  
5'10" x 5'4"  
Three piece suite in white comprising of low level w.c.,  
pedestal wash basin, panel bath, triton electric  
shower, tiled splashback, double glazed window,  
central heating radiator.

Outside


Rear courtyard paved, side area with shed.

Paved front driveway housing a mature hedge with  
gate access.





## 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	

### 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**





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.