



Oakdene Avenue, Ellesmere Port
, CH66 4XD

Asking Price £250,000



Oakdene Avenue, Ellesmere Port

DESCRIPTION

Calling all discerning buyers who are looking for an attractive, extended, three bedroom semi detached home. Look no further!

The vendors of this property have during their occupation improved this home to great a bright and airy living environment. The accommodation is larger than initially anticipated and benefits from an extended rear reception room and large utility area. Additionally, a great feature is the large driveway to the front that can accommodate 2/3 cars depending on the size and the integral garage.

This established residential area remains popular and is well positioned to take advantage of local amenities and facilities. Public transport served locally and provides access to surrounding centre of commerce.

An early viewing is strongly recommended.



ROOMS

Entrance Hall

Wooden flooring, central heating radiator and stairs to first floor.

Lounge

13'6" x 11'7" (max)

An impressive reception room with Victorian style fireplace which provides the focal point of this room. Double glazed bay window, contemporary timber / glazed doors allows one access route to the second reception room.

Dining / Sitting Room

20'11" x 8'1"

This extended room creates ample room for dining and a sitting area. Double glazed patio doors overlooking the rear garden and central heating radiator.

Kitchen

9'4" x 8'11"

The vendors have created a farmhouse style kitchen whilst embracing modern look and finish. There are a comprehensive range of base and wall units with complimentary wooden worktops and inset Belfast style sink unit. Gas cooker recess with extractor above, two additional store cupboards, tiled floor and double glazed window.

Utility Room

10'5" x 7'8"

Plumbing for automatic washing machine, central heating radiator, double glazed window, UPVc door to rear garden and access to garage.

Landing

Loft access, double glazed window and central heating radiator.

Bedroom One

13'6" x 9'6"

Double glazed window and central heating radiator.

Bedroom Two

11'2" x 11'7"

Double glazed window and central heating radiator.

Bedroom Three

7'11" x 7'7"

Double glazed window and central heating radiator.

Shower Room

7'5" x 6'2"

The vendors have converted the bathroom to a spacious shower room to meet the requirements of modern day living. Corner shower cubicle, low level w.c., pedestal wash basin, Victorian style heated towel rail and large white tiles compliment this modern space.

Outside

To the front of the property the vendors have maximised the space to create a generous parking area for a number of vehicles.

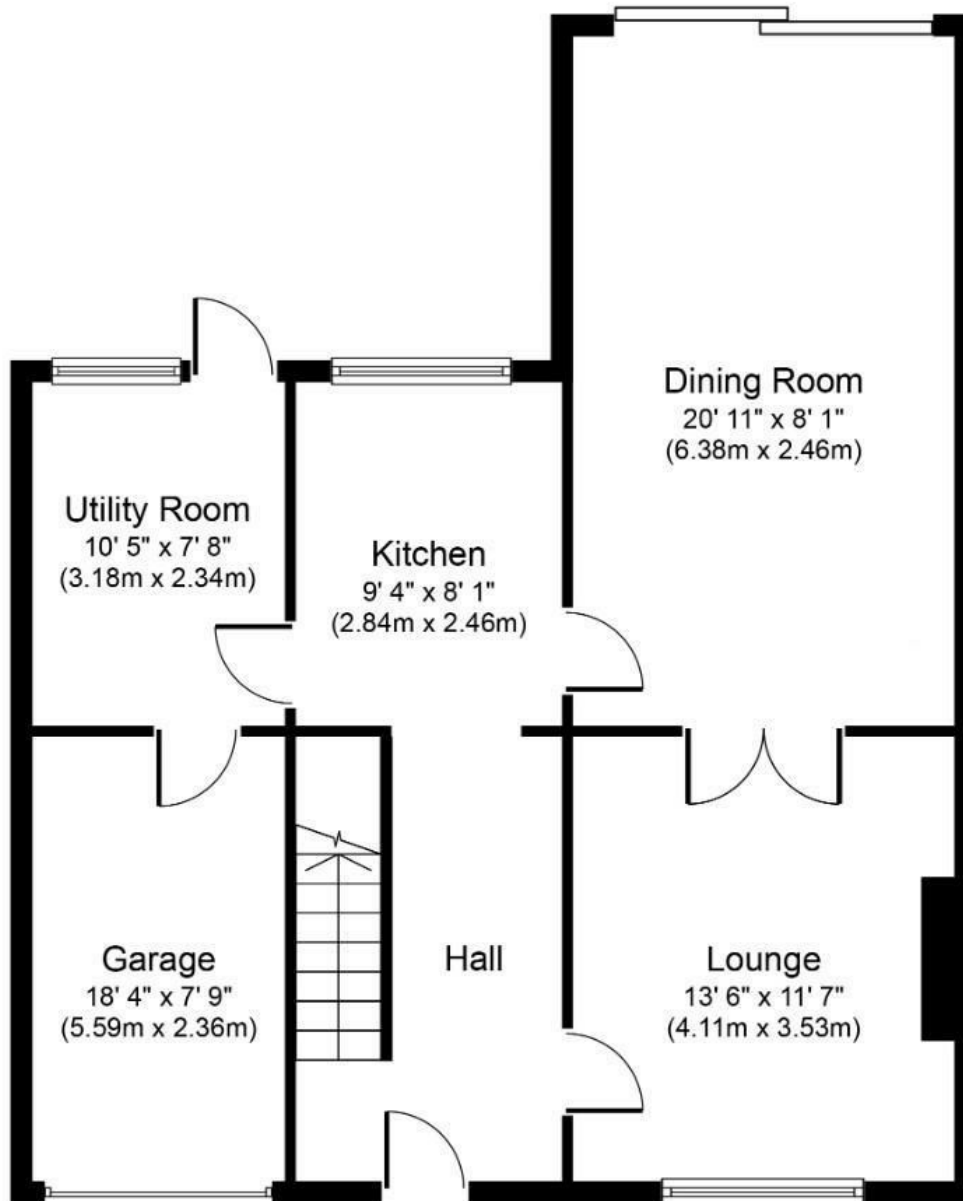
To the rear there is a generous paved patio area and artificial lawned area.

Garage

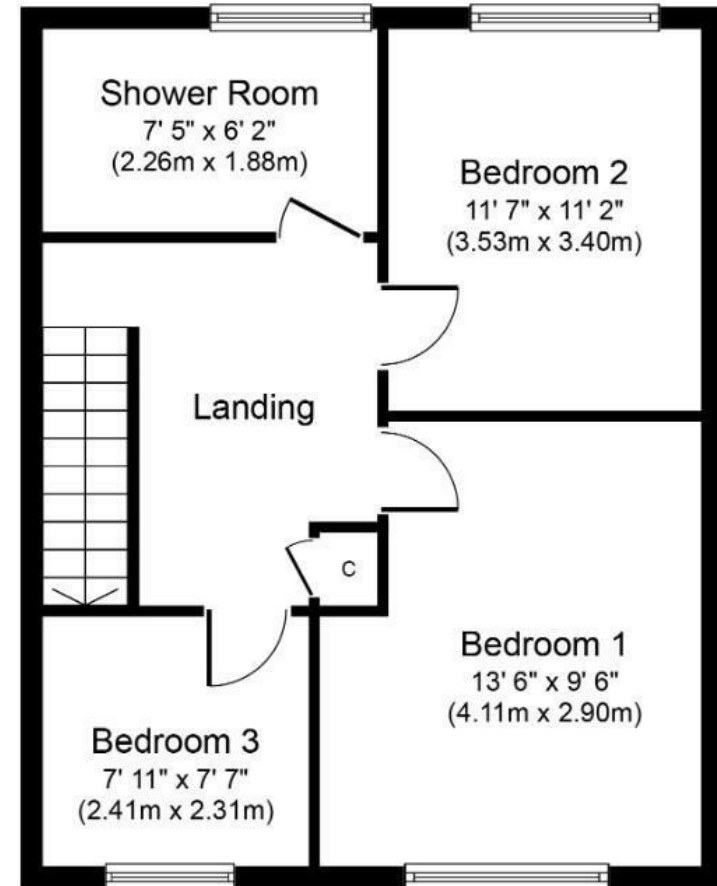
18'4" x 7'9"

Power and light.



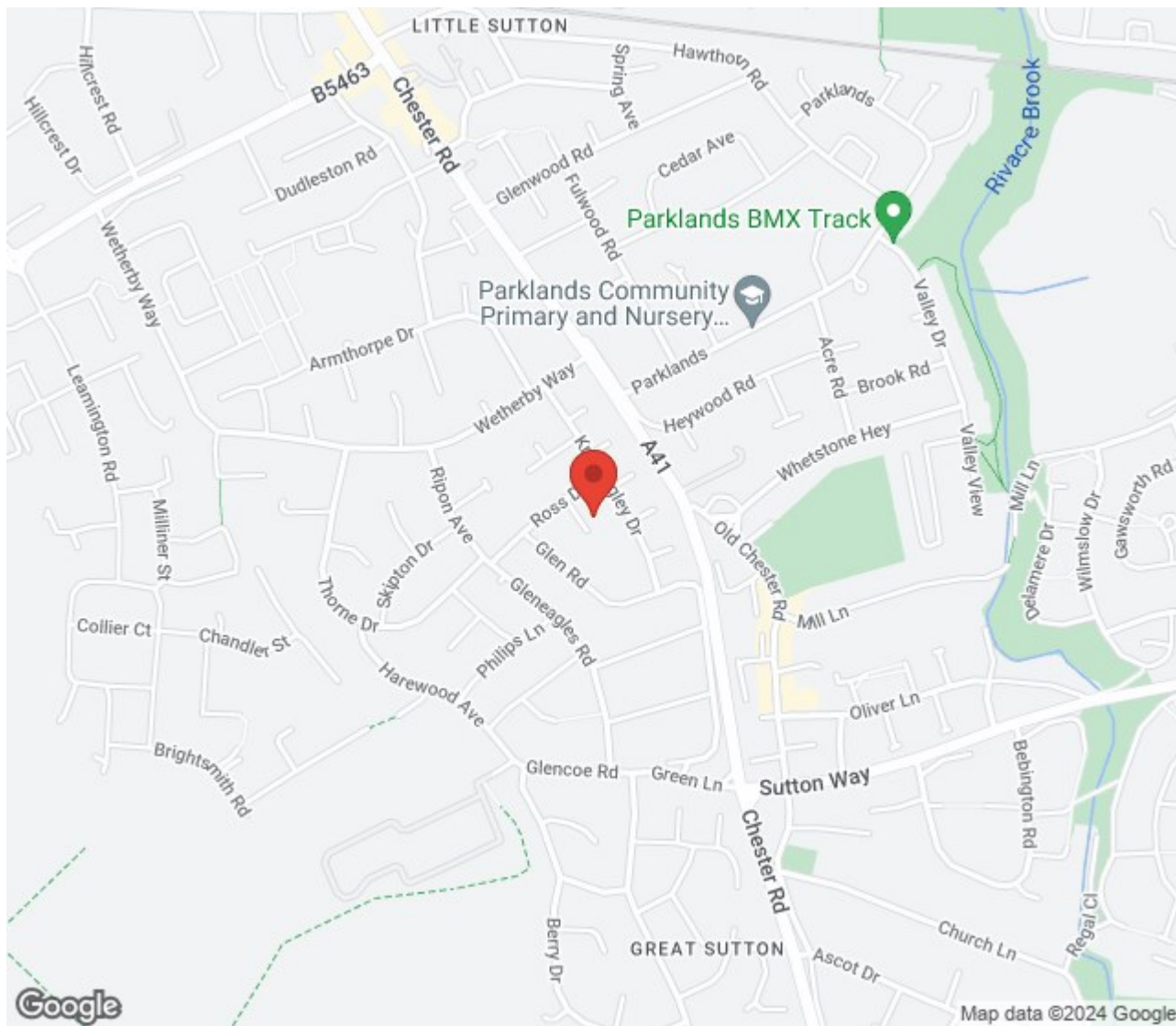


Ground Floor
Approximate Floor Area
801 sq. ft.
(74.4 sq. m.)



First Floor
Approximate Floor Area
508 sq. ft.
(47.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(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.