



**Singleton Road, Ellesmere Port**  
CH65 7BG

**Asking Price £180,000**





# Singleton Road, Ellesmere Port

## DESCRIPTION

Well what can we say? This has to rank very highly as of the presented homes at this price range. The vendors have undertaken considerable improvements during their time here and the benefits await the new owners.

The only true way to appreciate this property is to view it but here is a snapshot of what can be expected. Lovely decorative order, modern kitchen and shower room, good sized accommodation, solar panels, off road parking, landscaped rear garden to include an open plan summer room.

The location means that access to surrounding amenities can be gained by the road network or regular public transport. Schools for all ages are catered for locally.

Your next move should be to call us and arrange that viewing.

Please note, the EPC has been ordered.



# ROOMS

UPVc leaded glass front door gives access to

Hall

Laminate flooring and central heating radiator.

Lounge/Diner

20'9" x 11'3"

Laminate flooring, central heating radiator, double glazed leaded window and double glazed French doors overlooking the rear garden. A marble effect fire surround and hearth with inset flame effect fire forms the focal point of this room.

Kitchen

20'9" x 9'11" (at widest)

Extensively fitted with both wall and base units in a pine effect finish, contrasting worktops and 1.5 sink. Dual fuel range cooker, glow work boiler, central heating radiator, double glazed leaded window and UPVc / glazed rear door.

Stairs/Landing

Loft access with ladder to part boarded storage area, storage cupboard.

Bedroom One (Front)

11'1" x 12'0" to widest point

Laminate flooring, double glazed leaded window and central heating radiator.

Bedroom Two (Rear)

15'9" (excluding depth of wardrobes) x 9'4"

Double glazed leaded window, fitted mirror wardrobes and central heating radiator.

Bedroom Three

11'10" x 9'4" (at widest point)

Double glazed leaded window, laminate flooring and central heating radiator.

Shower Room

8'3" x 5'3"

Double glazed frosted windows, chrome ladder

radiator, half tiled walls, vanity unit with inset sink and low level w.c.. Ceramic tiled flooring and large tiled shower cubicle with rainfall shower head and shower screen.

Outside

An outstanding feature of this property is the garden.

To the front garden is established bushes and fencing forming the boundary. A feature paved runway set in gravel forms the driveway. The remainder of the front garden is laid to the same style gravel with a selection of mature bushes.

To the rear is where the fun begins. This has been designed as an entertainment area and your friends and family will love it. The main garden is laid to lawn with a paved patio. There is a raised decked area which acts as a sun deck. The main feature is the open plan summer room with panelled wooden walls, decked flooring, worktop storage and fridge recess. Great to sit out and enjoy the garden whilst the BBQ is doing its stuff.





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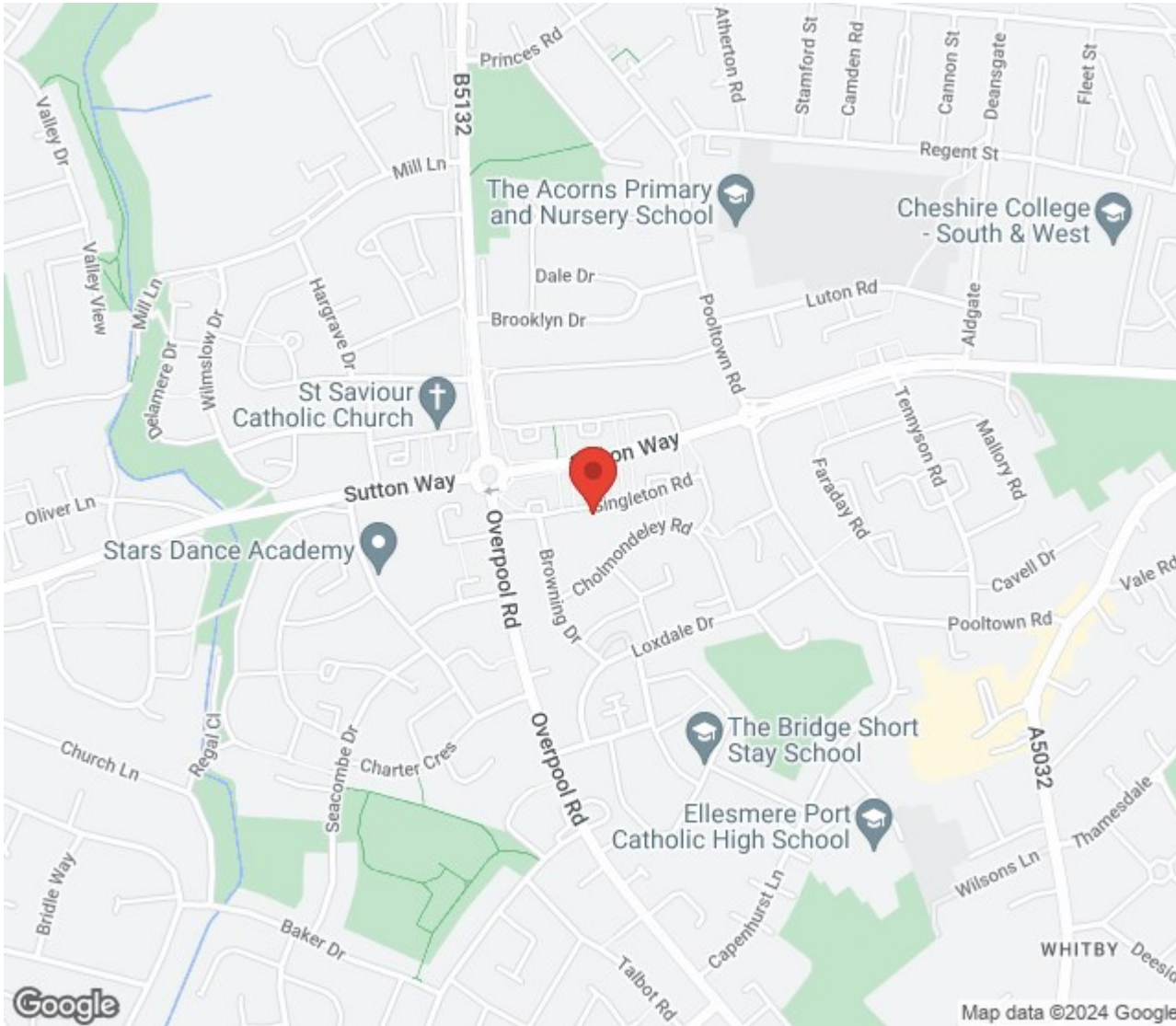


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## ENERGY PERFORMANCE CERTIFICATE

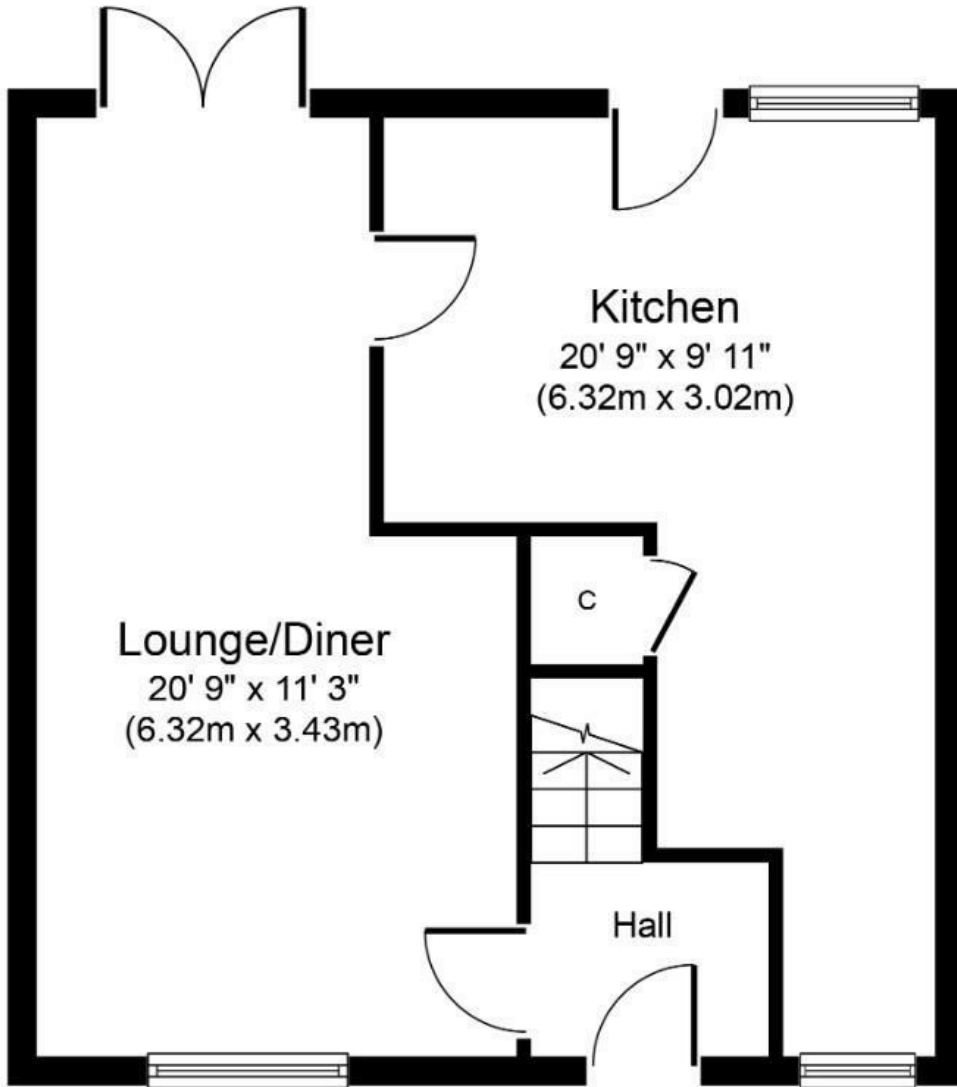
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

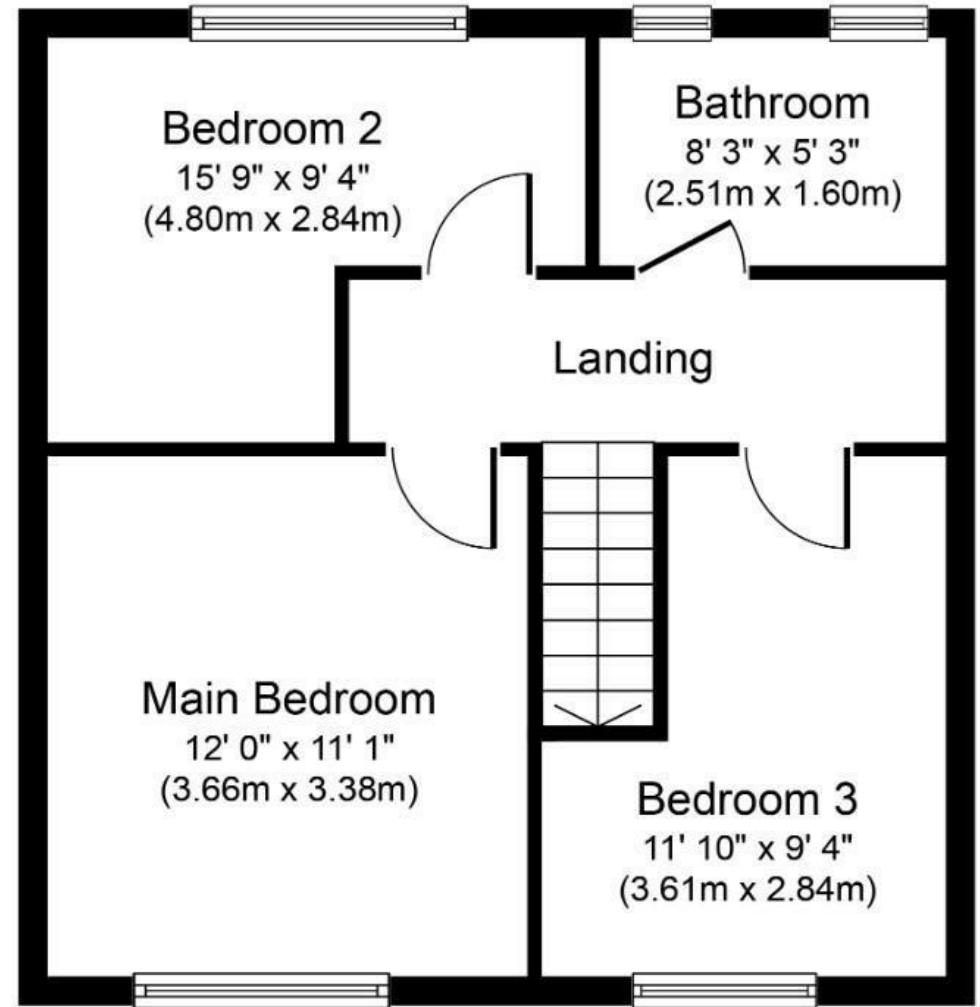
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465 | littlesutton@hunters.com**





**Ground Floor**  
**Approximate Floor Area**  
**450 sq. ft.**  
**(41.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**450 sq. ft.**  
**(41.8 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.





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.