



**Cholmondeley Road, Ellesmere Port**  
, CH65 7BH

**Chain Free £175,000**



# Cholmondeley Road, Ellesmere Port

## DESCRIPTION

Welcome to number 10 Cholmondeley Road!

On offer here is a traditional three bedroom semi detached home which offers well proportioned spacious accommodation. The upstairs has in recent times enjoyed a program of enhancement with plastered walls, new doors and bathroom. The ground floor although very presentable could in part benefit from some attention. This especially true of the utility area and purpose built wet room.

The property occupies an established plot with wall gardens to the front and raised water feature, patio and summer house to the rear.

With some T.L.C and imagination, this could readily make a fine family home.



# ROOMS

Entrance porch with fitted units and two double glazed windows leads into the :-

Entrance Hall

Central heating radiator, stairs to the first floor

Lounge

20'8" x 11'8"

A great sized room with large double glazed window to the front and sliding patio windows to the rear. Skirting mounted radiator.

Kitchen

16'8" x 8'10"

Fitted with a good range of base and wall units in a pine finish, stainless steel worktops and splashbacks, 2.5 bowl stainless steel sink unit, long reach mixer taps, four ring burner gas hob and double oven. Microwave recess, breakfast bar, tiled floor, central heating radiator, double glazed window. Sliding door gives access to:-

Utility Area

6'9" x 5'1"

Tiled floor, double glazed window, door to rear garden.

Wet Room

6'9" x 5'6"

A purpose built wet room that includes low level w.c., pedestal wash basin and showering area. The showering area i.e. shower unit cubicle doors require re-instatement. Tiled walls, anti-slip flooring, extractor fan, wall mounted heater and double glazed window.

Landing

Bedroom One

11'4" x 11'2"

Fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two

13'4" (max) x 9'3"

Double glazed window and central heating radiator

Bedroom Three

11'10" x 8'11" (max) reducing 5'11"

Double glazed window and central heating radiator.

Bathroom

8'2" x 5'2"

A recently fitted four piece suite including panel bath, low level w.c., pedestal wash basin and walk in shower cubicle. Ladder heated towel rail and tiled walls.

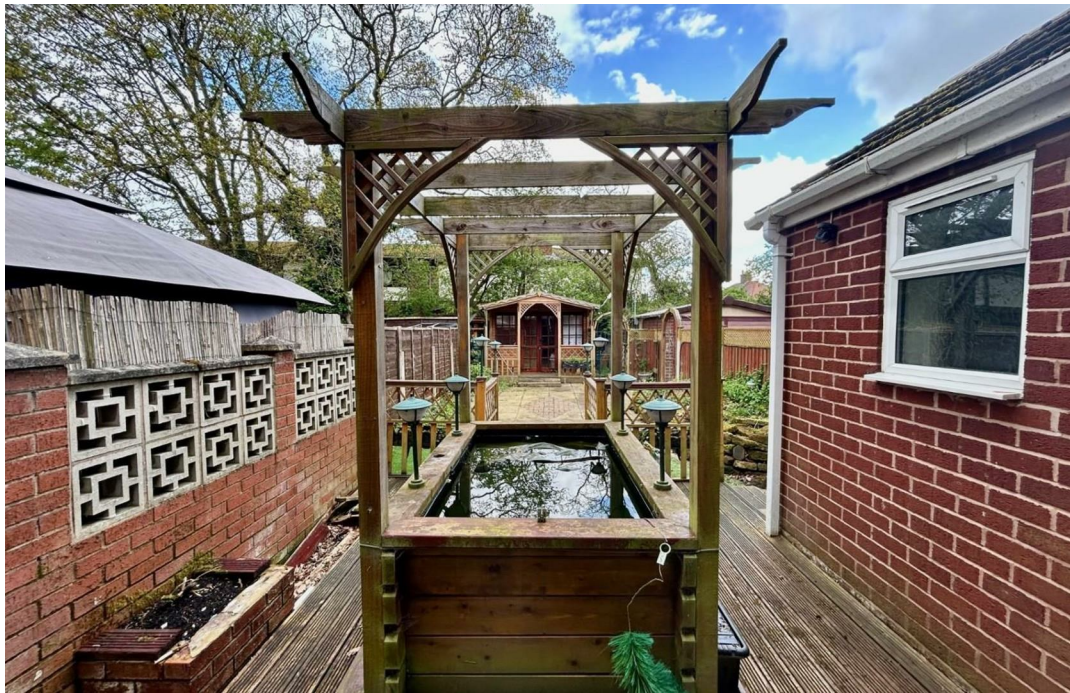
Outside

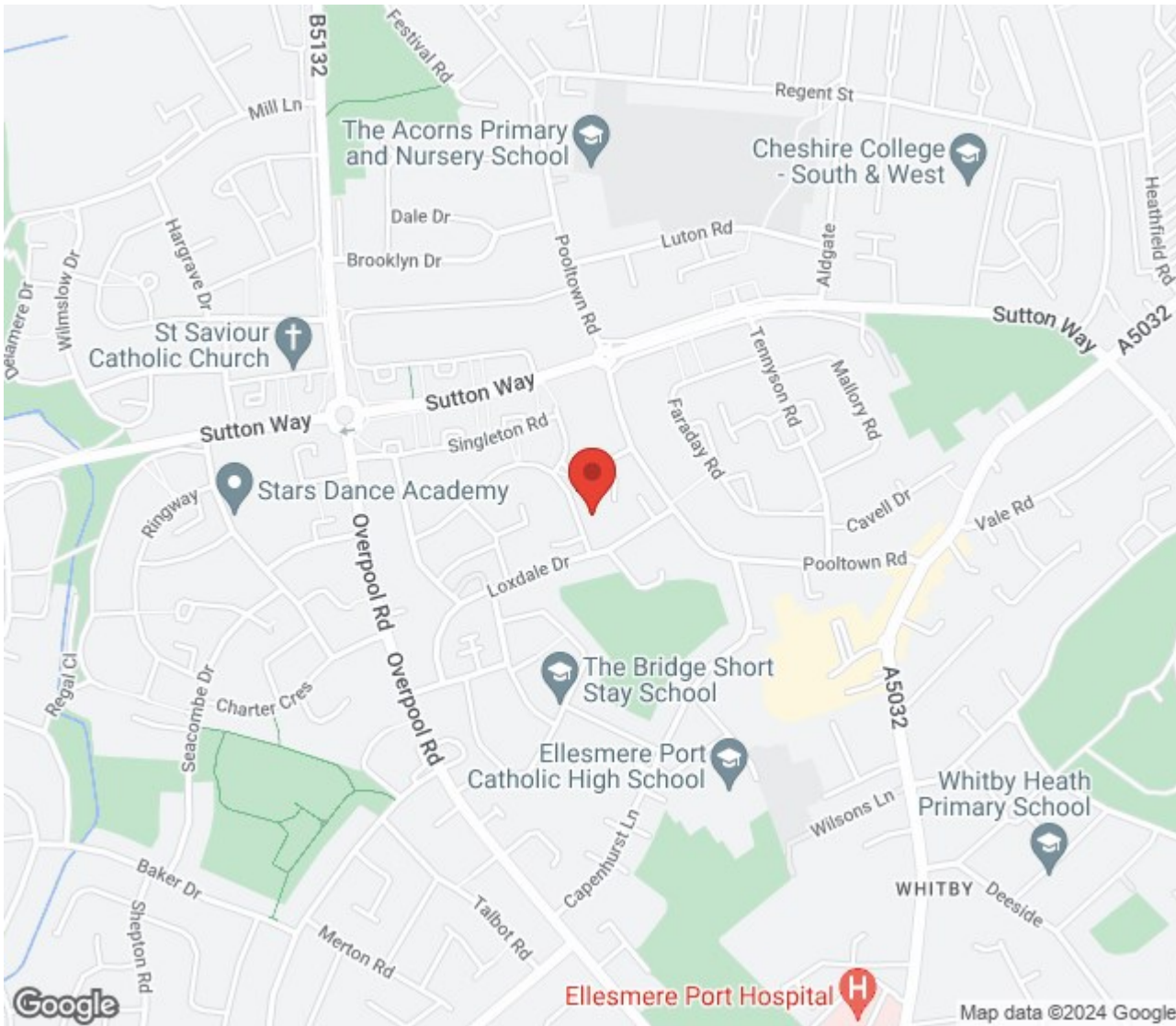
To the front there is a walled garden laid mainly to lawn with established borders.

To the rear there is a central raised water feature with decking. This leads via two steps to paved patio area and summer house beyond.

A shared paved driveway leads to individual parking area and detached garage.







## 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>83</b>
(69-80) <b>C</b>	<b>69</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	

### 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.