



Eddisbury Road, Ellesmere Port
, CH66 2JU

Asking Price £250,000

HUNTERS[®]
HERE TO GET *you* THERE



Eddisbury Road, Ellesmere Port

DESCRIPTION

Hunters are pleased to present this traditional home that was originally constructed by Roberts and Sloss and now forms part of this established and respected residential area.

The location is favoured by many due to its proximity to the shops and schools locally. Additionally, those needing good communication links to access surrounding centres of commerce and employment can choose from either road, rail or public transport.

We would suggest calling to make an appointment without delay.



ROOMS

Composite front door with glazed panels provides access to

Entrance Hall

Central heating radiator, stairs to first floor and under stairs cupboard housing gas meter.

Living Room

15'7" x 11'9"

Feature fireplace with marble surround and hearth with inset fire (not connected) and double glazed window.

Kitchen / Diner

17'9" x 10'5"

Fitted with a range of base and wall units, stainless steel sink unit, double oven, gas hob with extractor above and plumbing for automatic washing machine. Sliding patio doors, central heating radiator and ceramic tiled floors. Open plan office space which is a great space to utilise in any format. Storage cupboard housing electric meter, Bi-fold internal door to hallway.

Landing

Double glazed window to side elevation.

Bedroom One

12'9" x 10'5"

Double glazed window and wardrobe recess with double and half fitted wardrobes.

Bedroom Two

11'6" x 10'6"

Another double room with wardrobe recess, double glazed window and central heating radiator.

Bedroom Three

8'3" x 7'1"

'walk in wardrobe' Double floor to ceiling hanging/drawer space have been created to utilise the space. Double glazed window and central heating radiator.

Bathroom

7'8" x 7'1"

New suite comprising of panel bath with Galaxy electric shower over, pedestal wash basin and low level w.c. which the vendor advises was fitted approximately 12 months ago. Tiled floor to ceiling with inset shelving over bath and store cupboard. Double glazed window, central heating radiator and loft access.

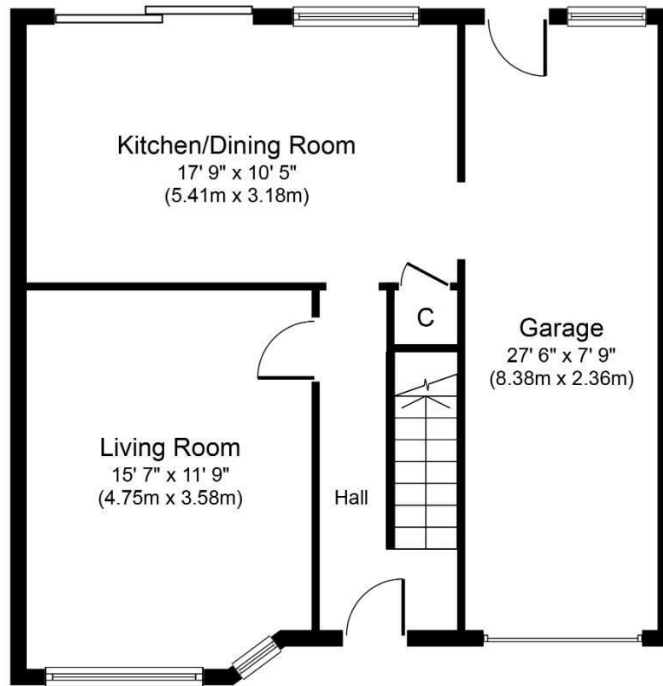
Garage

27'6" x 7'9"

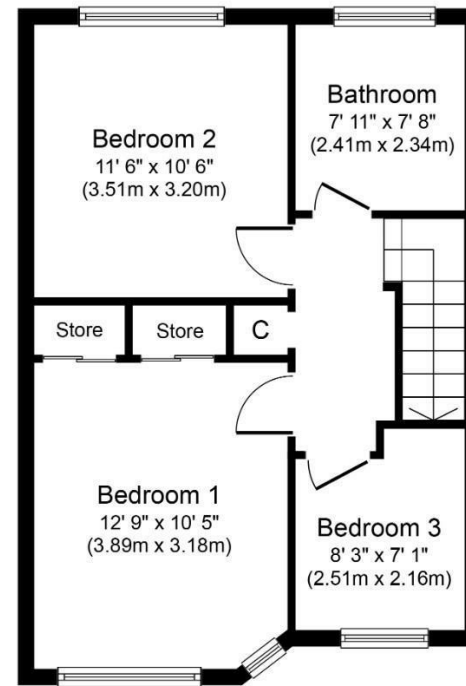
This area offers the scope to be used as intended or subject to the necessary permission being granted, converted into extra accommodation. Maybe an additional study room or bedroom. The rear end could be converted into a utility room having plumbing/drains close by.

Outside

The front of the property has been adapted to create extra parking space to ensure you can get your car off the road. Additional mature hedging increased the level of privacy. The rear garden enjoys both a lawned area and patio area for those long awaited summer evenings. The shed to the rear corner could be utilised or removed to create even more space.

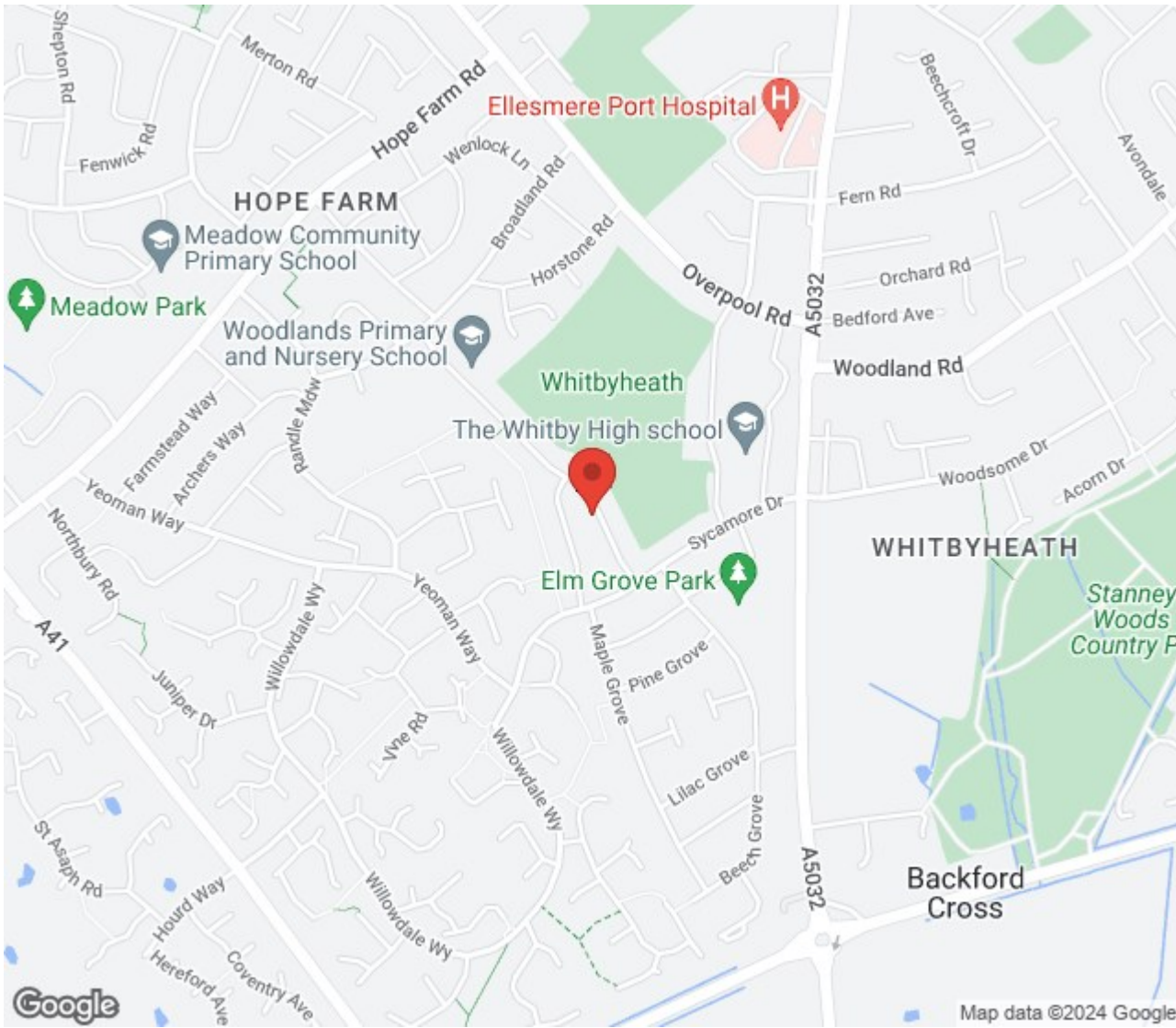


Ground Floor
Approximate Floor Area
 664 sq. ft.
 (61.7 sq. m.)



First Floor
Approximate Floor Area
 458 sq. ft.
 (42.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.