



Linkside Way, Ellesmere Port
, CH66 2GD

Asking Price £475,000



Linkside Way, Ellesmere Port

DESCRIPTION

If you are reading this description then you are a discerning buyer who will fully appreciate the quality and presentation of this true executive home. This impressive home has under the current vendors tenure been transformed into a special place to live. The upgrades and improvements are endless but will highlight a few just to showcase this home. A highly modern kitchen and central island in a high gloss finish, quartz worktops and ceramic tiled floors, double bi-fold doors leading to a generous sun lounge overlooking the garden, the family bathroom, en-suite and cloakrooms have been replaced with modern and contemporary fittings. All the internal doors have been changed and the garage has been converted into a utility area, small gym and additional storage space.

This established and respected development is close to local amenities and the excellent communication links which allow access to surrounding centres of commerce and employment.



ROOMS

Composite front door provides access to the :-

Entrance Hall

This impressive hall is a grand way to greet your guests. Large marble tiles to the floor, central heating radiator and feature wooden staircase to first floor.

Lounge

17'7" x 12'8"

A well presented room to relax in with the impressive marble stone fire surround and hearth with a log effect flame fire which forms the focal point of this room. Double glazed boxed bay window and central heating radiator.

Dining Room

12'8" x 10'2"

Marble tiled flooring, French doors to rear patio and gardens beyond and central heating radiator.

Kitchen

19'2" x 11'9"

This is truly the central point of this home and is just waiting for family and friends to be entertained. This kitchen was fitted by Wren and incorporates a comprehensive range of base and wall units which in turn offer carousel corner units, pull out ladder shelving and much more.

A central island houses the NEFF five burner gas hob with feature extractor unit above, breakfast bar and drawer storage. Additionally, there are a number of built in appliances which includes microwave, steam oven and NEFF double oven, fan assisted and conventional oven and grill. This impressive array of units and features are further enhanced by the quartz worktops with inset sink and mixer taps. The ceramic tiled floor theme continues here also. There is fridge freezer recess, double glazed window to side elevation and door to utility area.

One last impressive feature are the bi-folding doors that floods the kitchen with light and provides access to the sun lounge.

Sun Lounge

19'9" x 10'1"

This purpose built room compliments the kitchen and makes the two rooms feel like one . Open the bi-fold doors and the garden is brought indoors and gives a commanding feeling of space. Ceramic tiled floor just adds to the quality.

From the kitchen access is gained to the converted garage that now offers :-

Utility Area

8'5" x 11'7"

Selection of base and wall units, plumbing for automatic washing machine, Glow worm wall mounted boiler (which can also be controlled via app on mobile phone) and double glazed window. The remaining garage area has been converted for the use as a home gym (15'7" x 8'2").

The original remote garage door remains to one half and provides a small storage area beyond.

Downstairs w.c.

Oval sink with feature mixer taps both of which are enhanced by the quartz surface. Low level w.c., double glazed window, marble tiled floors and central heating radiator.

Landing

Spacious landing.

Bedroom One

14'4" x 13" (maximum and including depth of wardro
High gloss fitted wardrobes, double glazed window and central heating radiator.

En-Suite

6'5" x 6'10"

This refurbished en-suite offers a built in vanity unit with oval sink, feature mixer taps both of which are enhanced by the quartz surface. Low level w.c., walk in shower cubicle, ladder style towel rail, tiled floor and walls and double glazed window.

Bedroom Two

13'7" x 10'5"

Double glazed window and central heating radiator.

Bedroom Three

11'1" x 9'6"

Double glazed window and central heating radiator.

Bedroom Four

9'8" x 7'6"

Double glazed window and central heating radiator.

Bathroom

9'10" x 6'6"

Following the theme throughout this home, this bathroom has also been upgraded. This modern suite incorporates a corner bath with mixer taps, feature rectangular wash hand basin with storage below, low level w.c., double width shower cubicle with both rain shower and hand held fitments in black and black ladder style towel rail.

Externally

The outside of this property is truly impressive. The property sits on a generous plot and has many great features.

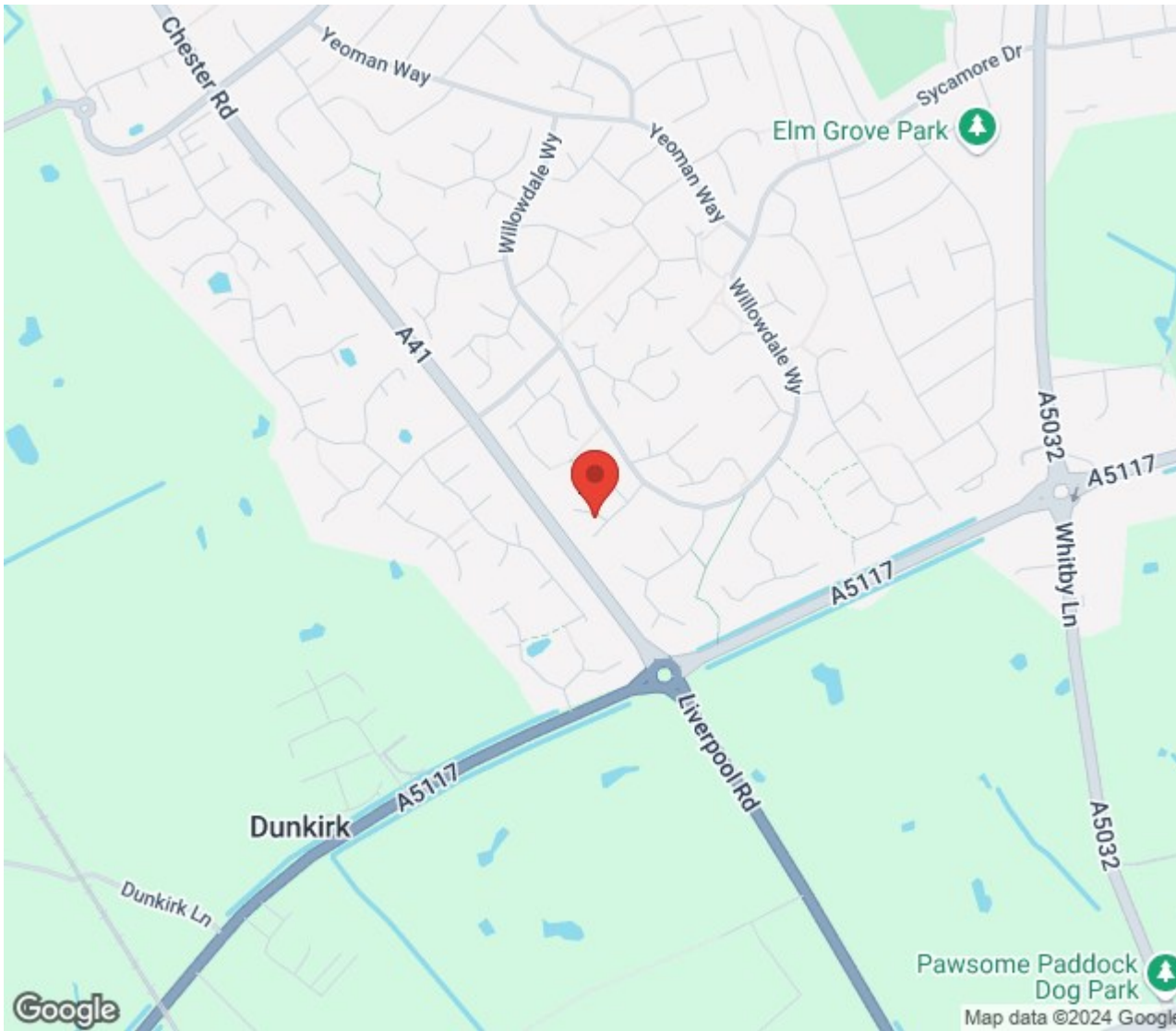
To the front, the garden has in the majority been converted to a tarmac driveway whilst remaining a good sized lawned area. It is reasonable to estimate the driveway could accommodate six normal vehicles.

The rear garden just needs the summer so it can be enjoyed to the full. The different aspects allow for different uses. The shaped patio could easily house the outside table, chairs and BBQ. The shaped lawns along their far side raised railway sleepers which in turn have created raised borders. Maybe it is time to have a quiet sit on the secluded and intimate raised seating area. Do you need to work from home? Then how about the summerhouse (11'3" x 7'3") with power and light and additional raised composite decking to the side.


There are a number of water proof sockets located externally to the home.







ENERGY PERFORMANCE CERTIFICATE

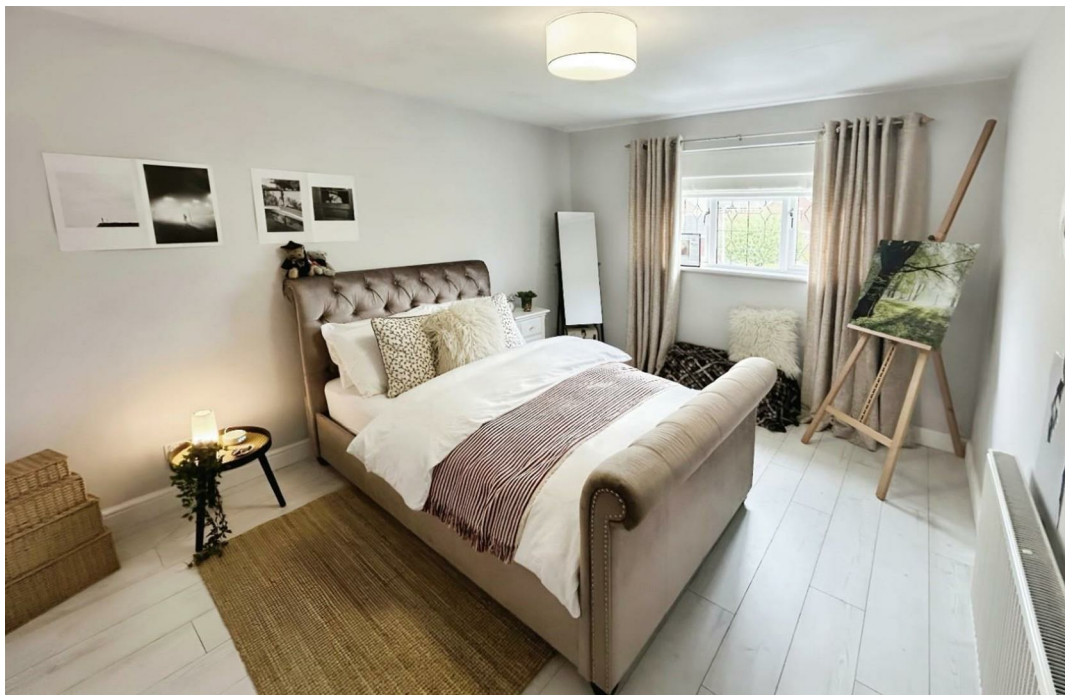
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

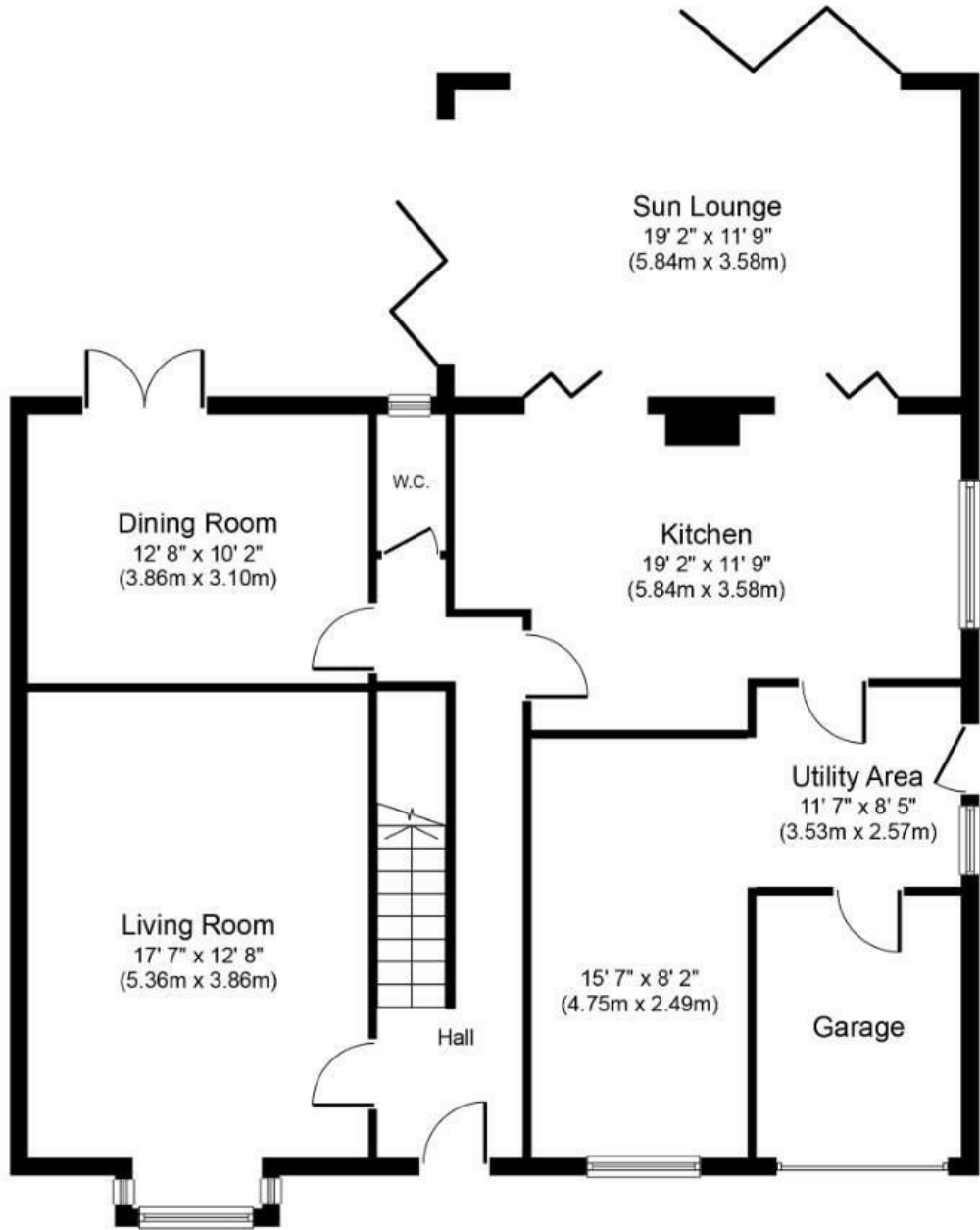
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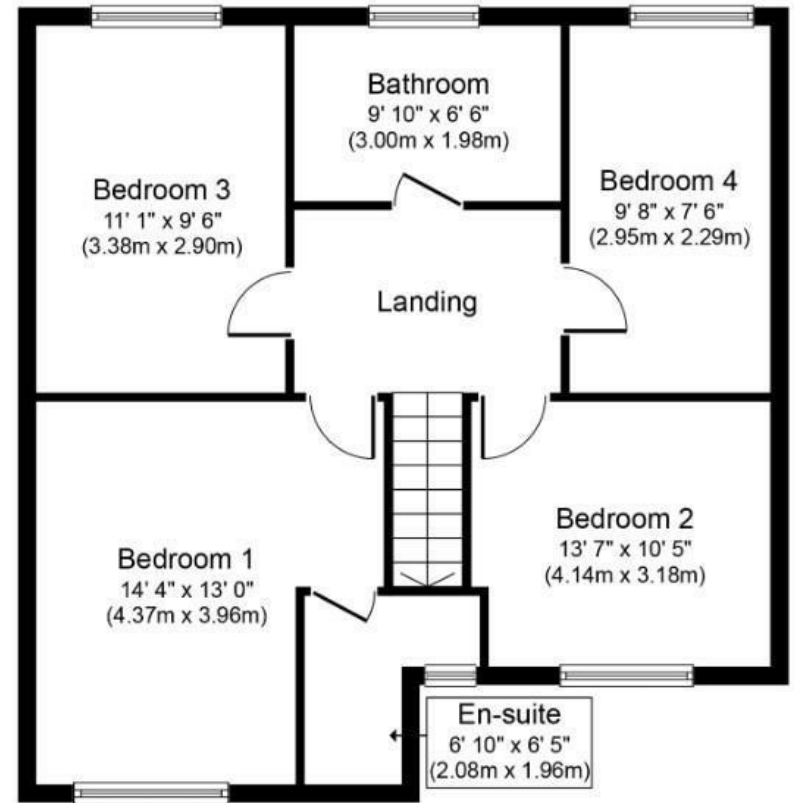








Ground Floor
Approximate Floor Area
1,235 sq. ft.
(114.7 sq. m.)



First Floor
Approximate Floor Area
705 sq. ft.
(65.5 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.





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.