



Northern Rise, Ellesmere Port

Cheshire, CH66 4QY

Asking Price £160,000



Northern Rise, Ellesmere Port

DESCRIPTION

Attention all those motivated buyers looking for a traditional 3 bedroom home that would benefit from the new owners applying a little tender loving care. This established family home offers good sized bedrooms, gardens to front and rear with potential of off road parking to front (subject to the necessary permissions being obtained). This double glazed, centrally heated home is just waiting for you to view.

The position of this home means it can take advantage of the excellent communication links offered via road, rail and public transport. All of these provide access to surrounding areas of commerce and employment.

Don't delay and call us today to avoid disappointment.

Please note, the EPC has been ordered.



ROOMS

UPVc front door and side glazed panels allows access

Entrance Hall

Double panel radiator and stairs to first floor.

Lounge

20'7" x 12'6"

This bright and airy room has two double glazed windows on the front and rear elevation, wall mounted gas fire and central heating radiator.

Kitchen

10'2" x 9'8"

Although ready for an upgrade, it still offers a good range of wall and base units, inset stainless steel sink unit, central heating radiator, boiler cupboard, double glazed window and rear access door.

L Shaped Utility Area

10'6" x 5'9" narrowing to 3'6"

Double glazed window, plumbing for automatic washing machine and base and wall units.

Landing

Former airing cupboard.

Bedroom One

17" x 11'1"

Double glazed window and central heating radiator.

Bedroom Two

13'4" reducing to 9'6" x 9'4"

Double glazed window and central heating radiator.

Bedroom Three

11'10" x 8'11" reducing to 5'11"

Double glazed window and central heating radiator.

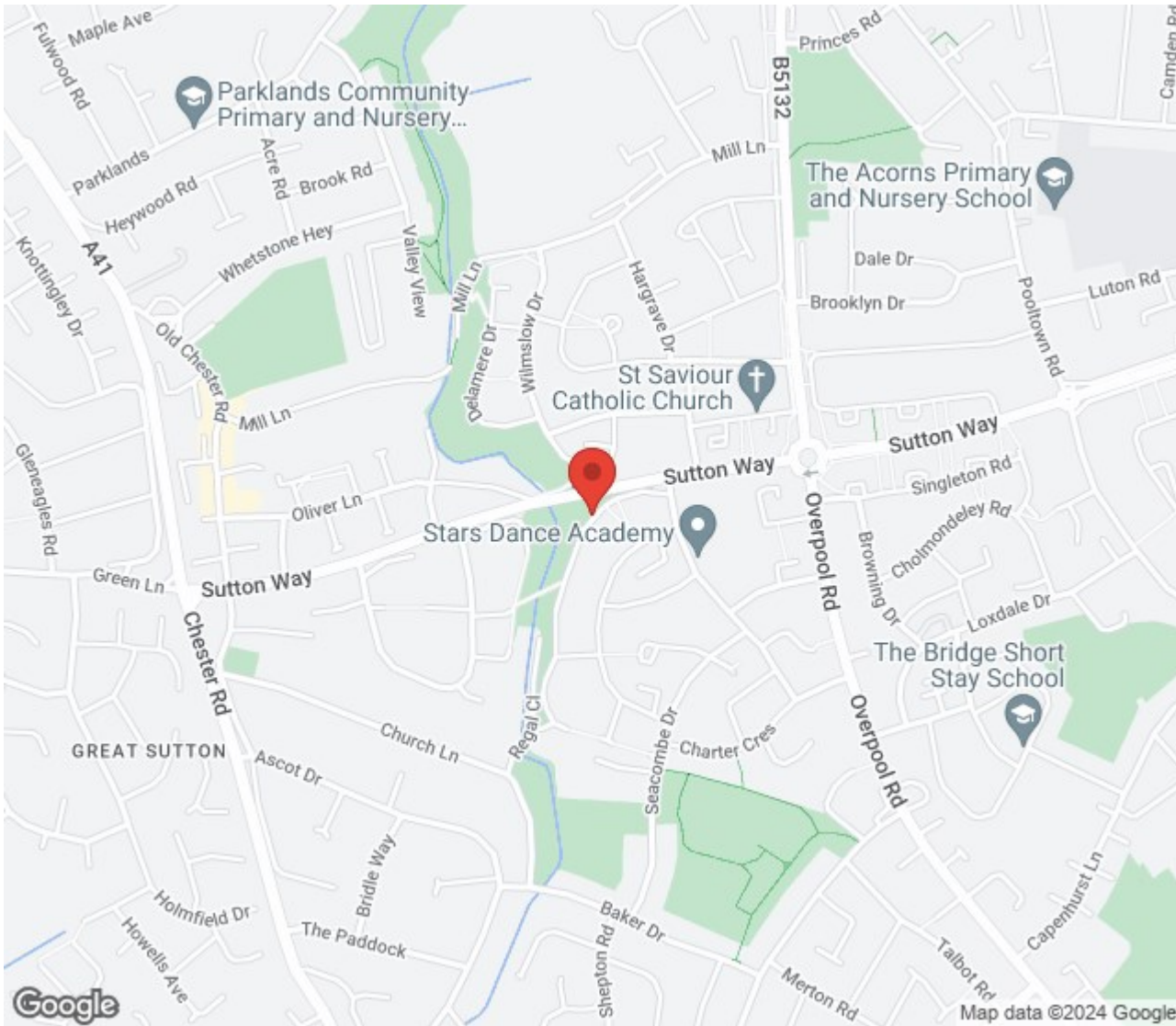
Wetroom

8'3" x 5'5"


This professional fitted room includes a specialist floor, tiled walls, shower, wash hand basin, low level w.c., recessed spotlights and ladder towel rail.

Outside

Outside there are established well sized gardens to front and rear. Both are mainly lawned with stocked borders. It might be possible subject to the required permission being obtained to create off road parking.



ENERGY PERFORMANCE CERTIFICATE

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