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3  |  |  

Newnham Drive, Ellesmere Port

Offers Over £150,000



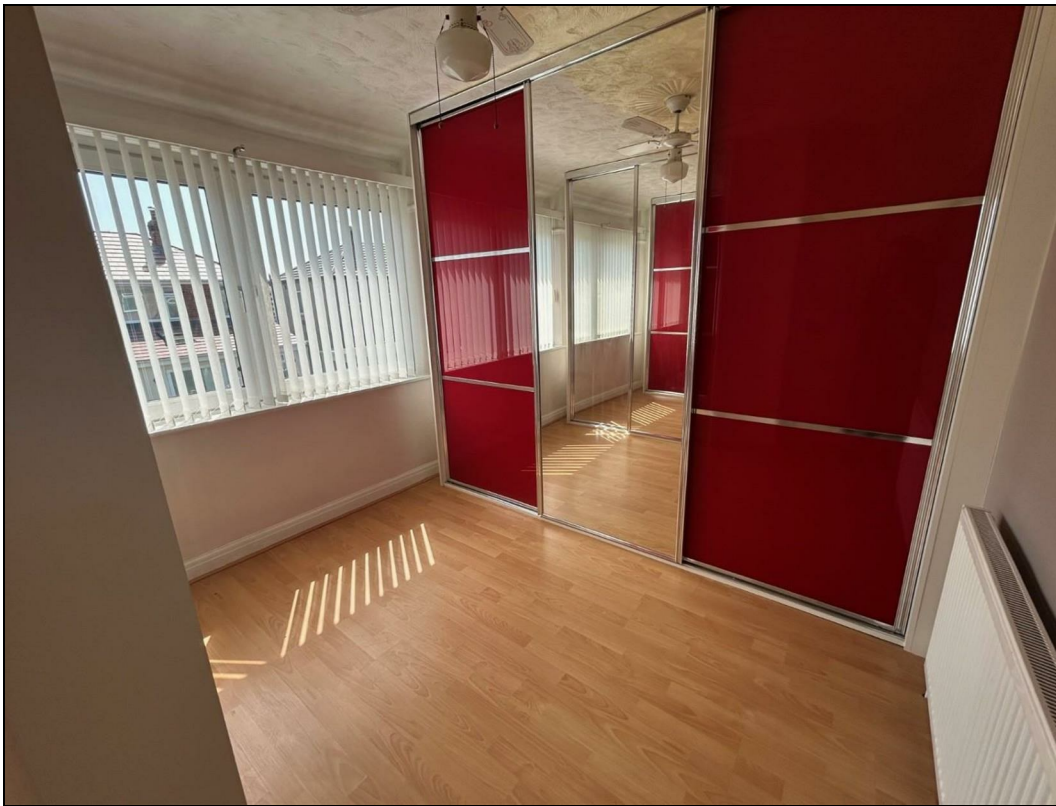
Calling all First Time Buyers or Buy to Rent investors, number 13 Newnham Drive is one to consider.

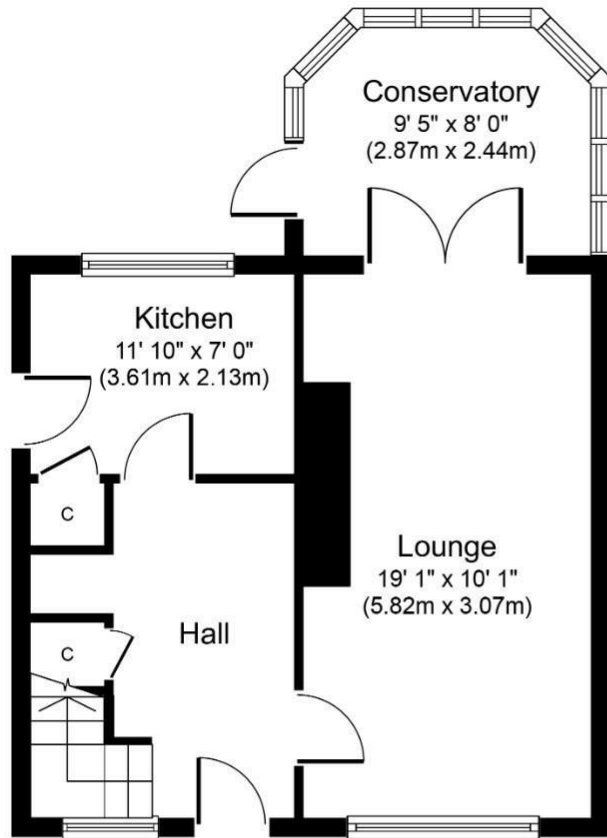
The traditional three bedroom home offers the new owner the scope to personalise this new home and enjoy your efforts in the future. The area caters for most day to day requirements including schools for all ages. The property is located on a long established residential area and provides ready access to Ellesmere Port town centre and Cheshire Oaks.

If you need to travel further a field then no problem. The area offers train, road and public transport links to a number of surrounding areas.

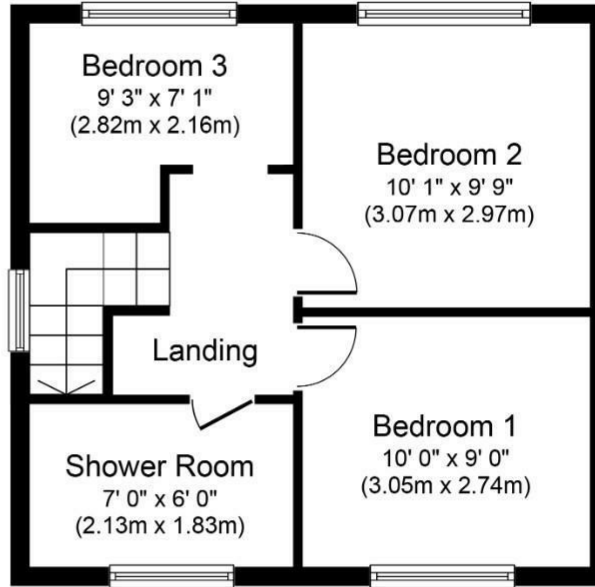
Don't delay and call today to arrange a viewing of your potential new home.







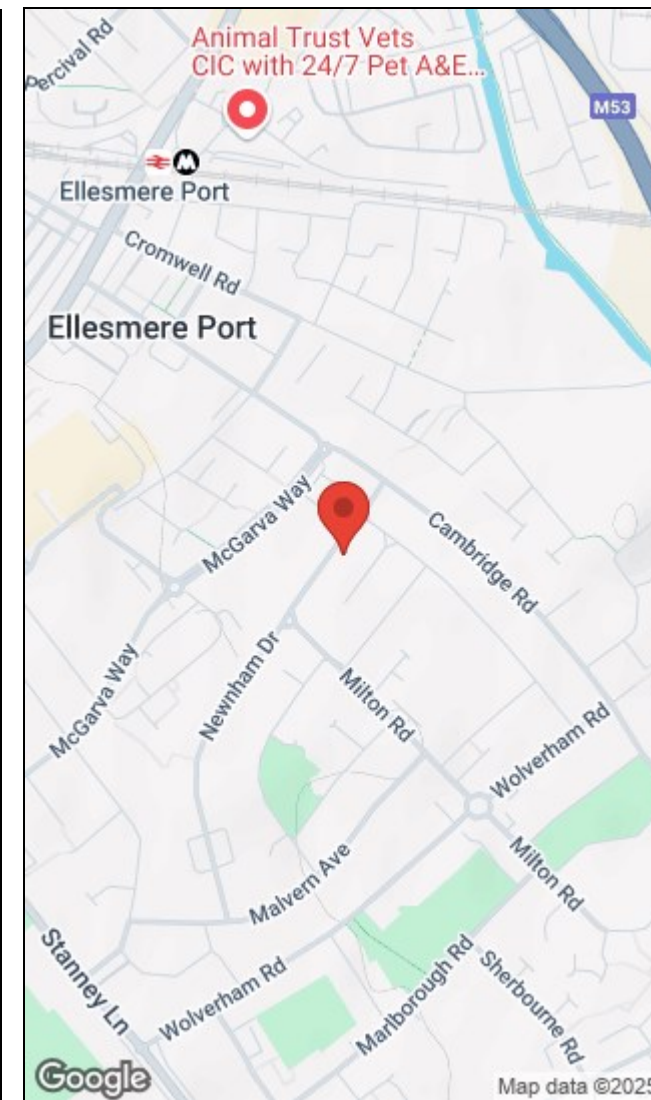
Ground Floor
Approximate Floor Area
459 sq. ft.
(42.6 sq. m.)



First Floor
Approximate Floor Area
375 sq.ft.
(34.9 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	82	EU Directive 2002/91/EC	69
England & Wales		England & Wales	

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