



**Windways, Ellesmere Port**  
CH66 1JE

**Asking Price £265,000**



# Windways, Ellesmere Port

## DESCRIPTION

Here is a property that offers more than you would initially expect. The property has been converted into a four bedroom family home. The conversion has created a large bedroom and separate toilet and sink.

The property presents exceptionally well and offers accommodation that the new owner could move into straight away. Add this to the great location which is well placed for shops, schools, nurseries and the centre of Little Sutton you have a great combination.

Communication links are available including road, rail and public transport locally. It is strongly advised that if you are in a position to proceed, that you call now to avoid disappointment.



# ROOMS

## Large Entrance Hall

Provides access to the ground floor rooms and stairs to the first floor, large storage cupboard.

## Lounge

13'5" x 11'6"

Bright and airy room with raised fire place creating a focal point for this room, double glazed window, central heating radiator.

## Dining Room

12'1" x 8'2"

Open French doors allows views across the garden and the sunshine to flood in, central heating radiator.

## Kitchen

9'4" x 8'9"

A modern fitted kitchen in white which is complemented by white subway style tiles to the splashback, built in 4 burner gas hob with oven below, stainless steel sink unit with mixer taps, fridge/freezer recess, plumbing for automatic washing machine, double glazed window.

## Bedroom One

13'5" x 9'7"

Double glazed window to front elevation, central heating radiator.

## Bedroom Two

10'9" x 10'9"

Double glazed window to rear elevation, central heating radiator.

## Bedroom Three

5'9" x 7'6"

Double glazed window to front elevation, central heating radiator.

## Bathroom

7'6" x 6'2"

## Landing

Double glazed window, second staircase that leads to the approved loft conversion. This great area would be ideal as the Master Suite or indeed a teenagers area.

## Loft Room

12'3" x 14'8"

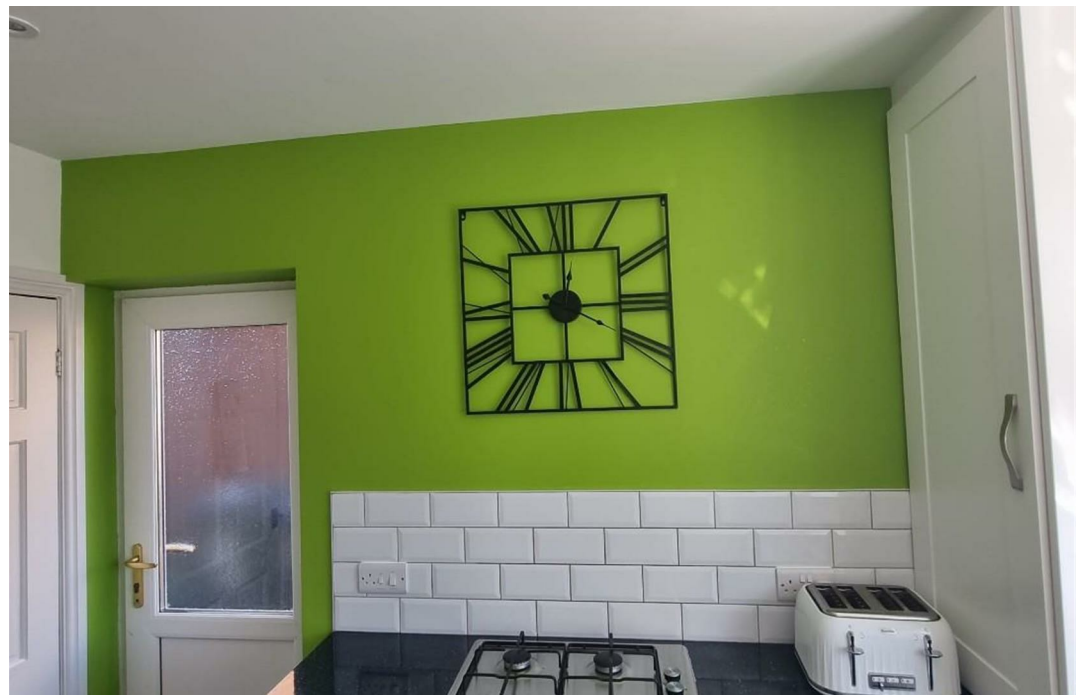
Eaves storage and Velux style roof lights.

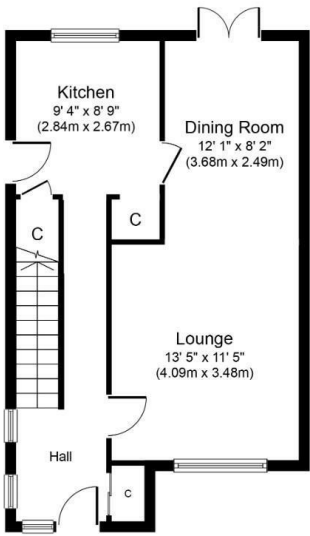
## En Suite

Toilet and wash hand basin, it might be possible with the necessary regulations to create a full en suite.

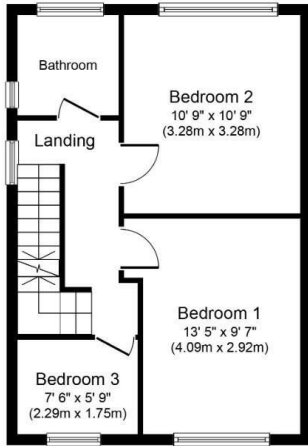
## Outside

To the front there is parking for two cars, a lawned area and mature shrubs. Double gates allow access to additional parking and the rear garden which enjoys good levels of sunshine.

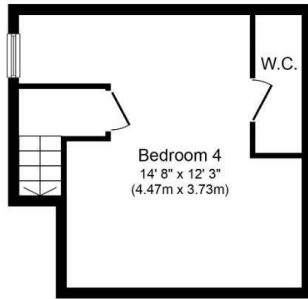




**Ground Floor**  
**Approximate Floor Area**  
**469 sq. ft.**  
**(43.6 sq. m.)**



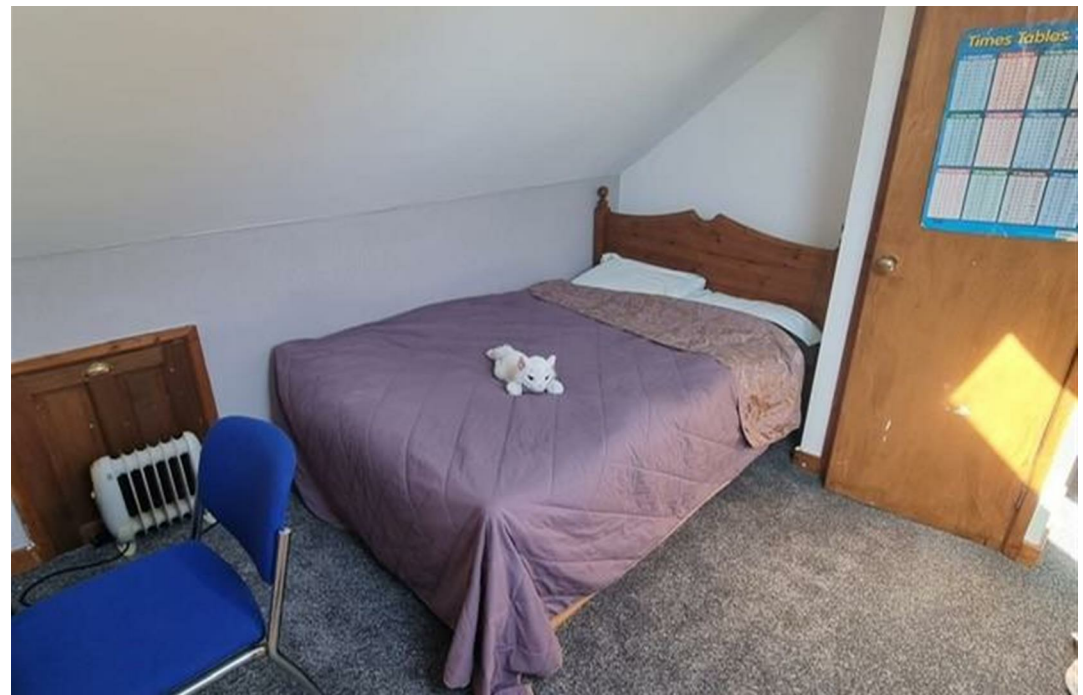
**First Floor**  
**Approximate Floor Area**  
**440 sq. ft.**  
**(40.9 sq. m.)**

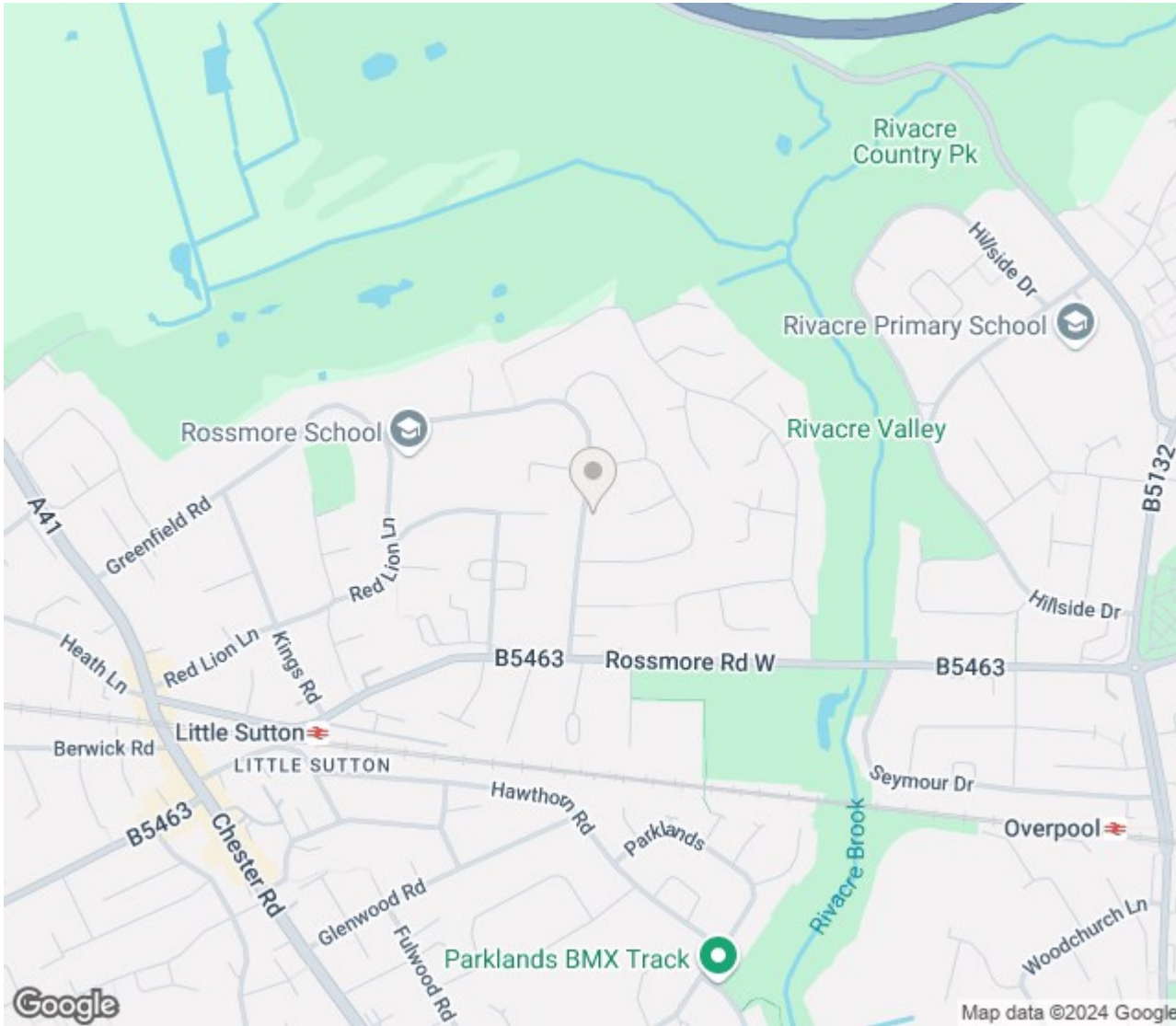


**Second Floor**  
**Approximate Floor Area**  
**270 sq. ft.**  
**(25.1 sq. m.)**

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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.