



HUNTERS[®]
HERE TO GET *you* THERE

33 Wilkinson Street, Ellesmere Port, CH65 2DX

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Asking Price £175,000

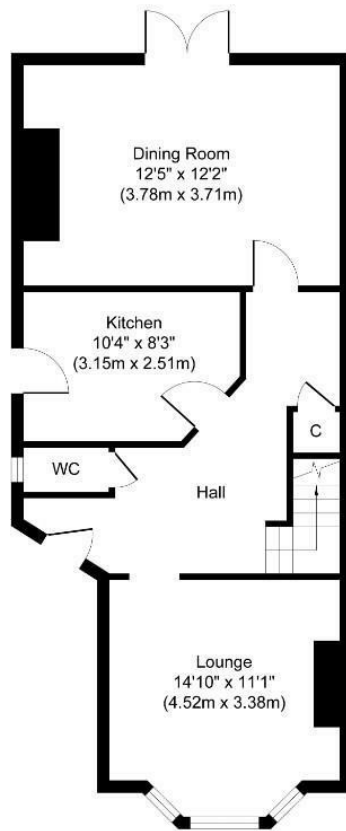
Hunters are pleased to offer this traditional semi-detached home which is located on the long-established road of Wilkinson Street.

The property has over recent years, benefited from various upgrades and now presents very well - ready for the new owners. The well proportioned rooms benefit from double glazed windows and central heating radiators.

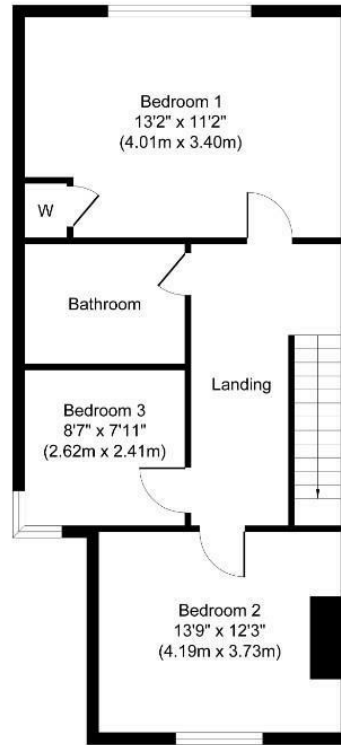
The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room and kitchen. On the first floor there are three bedrooms and a contemporary shower room. The property also benefits from a rear garden with decked area and stocked borders.

There are a selection of local shops available, however a more comprehensive range of amenities can be found in Ellesmere Port centre or Cheshire Oaks and beyond.

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Ground Floor
Approximate Floor Area
641 sq. ft
(59.55 sq. m)



First Floor
Approximate Floor Area
642 sq. ft
(59.64 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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Entrance Hall

Feature laminate flooring, central heating radiator, turned staircase to first floor.

Cloakroom

Low level WC with integral wash hand basin, half tiled walls, double glazed window.

Lounge

14'10" x 11'1"

Double glazed bay window allow light to flood into this room. Feature fireplace with inset pebble fire provides the focal point of this room. Picture rail, central heating radiator.

Dining Room

12'5" x 12'2"

Feature raised gas fire, double glazed French doors open onto the rear garden, central heating radiator.

Kitchen

10'4" x 8'3"

Modern fitted kitchen with a good selection of base and wall units in a high gloss finish. Contrasting worktops compliment the finish. 4 burner gas hob, extractor above, double oven, stainless steel sink unit, intergrated dishwasher and washing machine, Double glazed side door and window.

Landing

Bedroom One

13' x 11'2"

Feature Victorian stlke fireplace, double glazed window, central heating radiator.

Bedroom Two

13'9" x 12'3"

Boiler cupboard with Glowworm central heating boiler, double glazed window, central heating radiator.

Bedroom Three

8'7" x 7'11"

Being of 'L' shaped proportions, double glazed window, central heating radiator.

Shower Room

7'10" x 6'4"

Modern contemporary shower room that now boasts a double shower cubicle with rainfall shower head with hand held attachment, low level WC, pedestal wash basin, heated towel rail, double glazed window.


Outside

The front area is bounded by mature hedges and entry is via a timber gate.

To the side there is an enclosed domestic area and access to the shed.

The rear garden has a decked area and stocked borders.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	64	
(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	

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. 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.







