



HUNTERS®

HERE TO GET *you* THERE

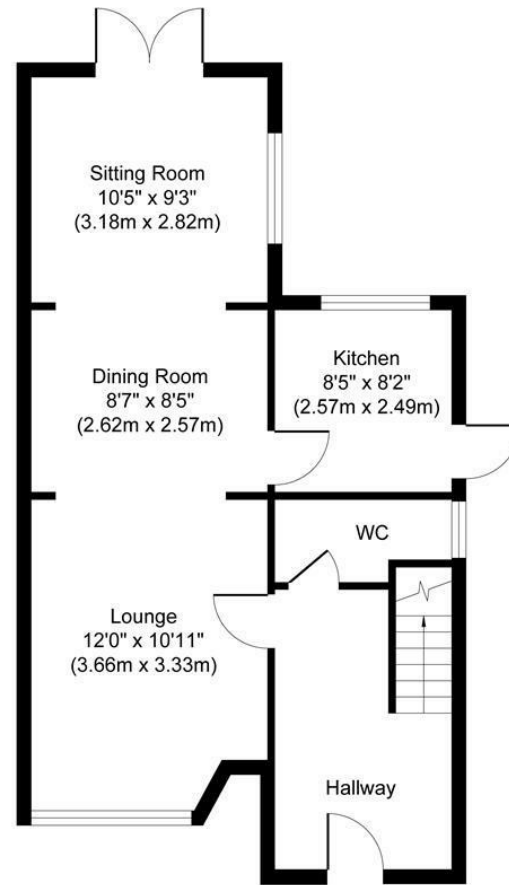
51 Birkett Avenue, Ellesmere Port, CH65 9BY

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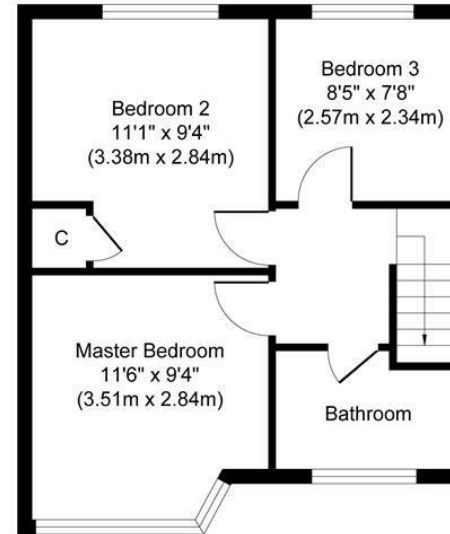
Offers In Excess Of £260,000

Nestled in the charming Birkett Avenue, Ellesmere Port, this property is a true gem waiting to be discovered. As you step inside, you are greeted by not one, but three inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. With three cosy bedrooms, there is ample space for the whole family to relax and recharge. The bathroom offers a tranquil retreat, ideal for a soothing soak after a busy day. This house is not just a house, it's a home. The "walk-in wow factor" is evident throughout, from the tastefully landscaped front and rear gardens to the spacious garage that offers both convenience and storage space. The kitchen is a culinary delight, ready for you to create delicious meals to be enjoyed in the dining room or the sitting room, depending on your mood. The downstairs WC adds a touch of practicality to this charming abode. Outside, the property continues to impress with off-road parking for up to three vehicles, ensuring convenience for you and your guests. The beautifully landscaped gardens are a sight to behold, with a summer house beckoning you to relax and enjoy the outdoors. With the added benefits of gas central heating and double glazed windows, this home is not only beautiful but also practical and energy-efficient. Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and step into the lifestyle you've been dreaming of.

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Ground Floor
Approximate Floor Area
581 sq. ft
(54.00 sq. m)



First Floor
Approximate Floor Area
423 sq. ft
(39.27 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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Entrance Hall

Extended entrance hall with doors leading to lounge and downstairs WC. Radiator and stairs leading to first floor.

Lounge

12'0" x 10'11"

Double glazed bay window to front and radiator.

Through to:-

Dining Room

8'7" x 8'5"

Door leading to kitchen, radiator and through to:-

Sitting Room

Patio doors leading to rear garden, double glazed window to side aspect and a radiator.

Kitchen

8'5" x 8'2"

Offering a range of wall and base units with roll edge work surfaces incorporating a stainless steel sink with mixer tap, over and gas hob. Integrated fridge freezer, oven and microwave. Door leading to side garden and double glazed window to rear aspect.

Downstairs WC

Low flush WC, wash hand basin and double glazed window to side aspect.

First Floor

Spacious landing with doors leading to three bedrooms and bathroom. Loft access and double glazed window to side aspect.

Master Bedroom

11'6" x 9'6"

Double glazed bay window to front aspect, radiator and fitted wardrobes.

Bedroom Two

11'1" x 9'4"

Double glazed window to rear aspect, radiator and boiler cupboard.

Bedroom Three

8'5" x 7'8"

Double glazed window to rear aspect and radiator.

Bathroom

Panel bath with shower over and shower screen, low flush WC and wash hand basin. Heated towel rail and double glazed window to front aspect.


Outside

The property is a gardeners dream offering well maintained landscaped gardens throughout. The front has a small lawn area with mature shrub borders. There is ample off road parking for up to three vehicles on the imprinted concrete driveway, leading to a large detached garage with pedestrian gate to rear garden.

The large garage benefits from electric and lighting points with door leading to utility room with space and plumbing for tumble dryer, washing machine and fridge freezer.

The rear garden has Indian York stone patio, a number of raised plant and vegetable beds, water feature with pebble surround, stone area, multiple outside lights and electric points and a summer house benefiting from lighting and electric points.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.









