



HUNTERS®
HERE TO GET *you* THERE

19 Pondside Drive, Ellesmere Port, CH66 1UH

19 Pondside Drive, Ellesmere Port, CH66 1UH

Asking Price £195,000

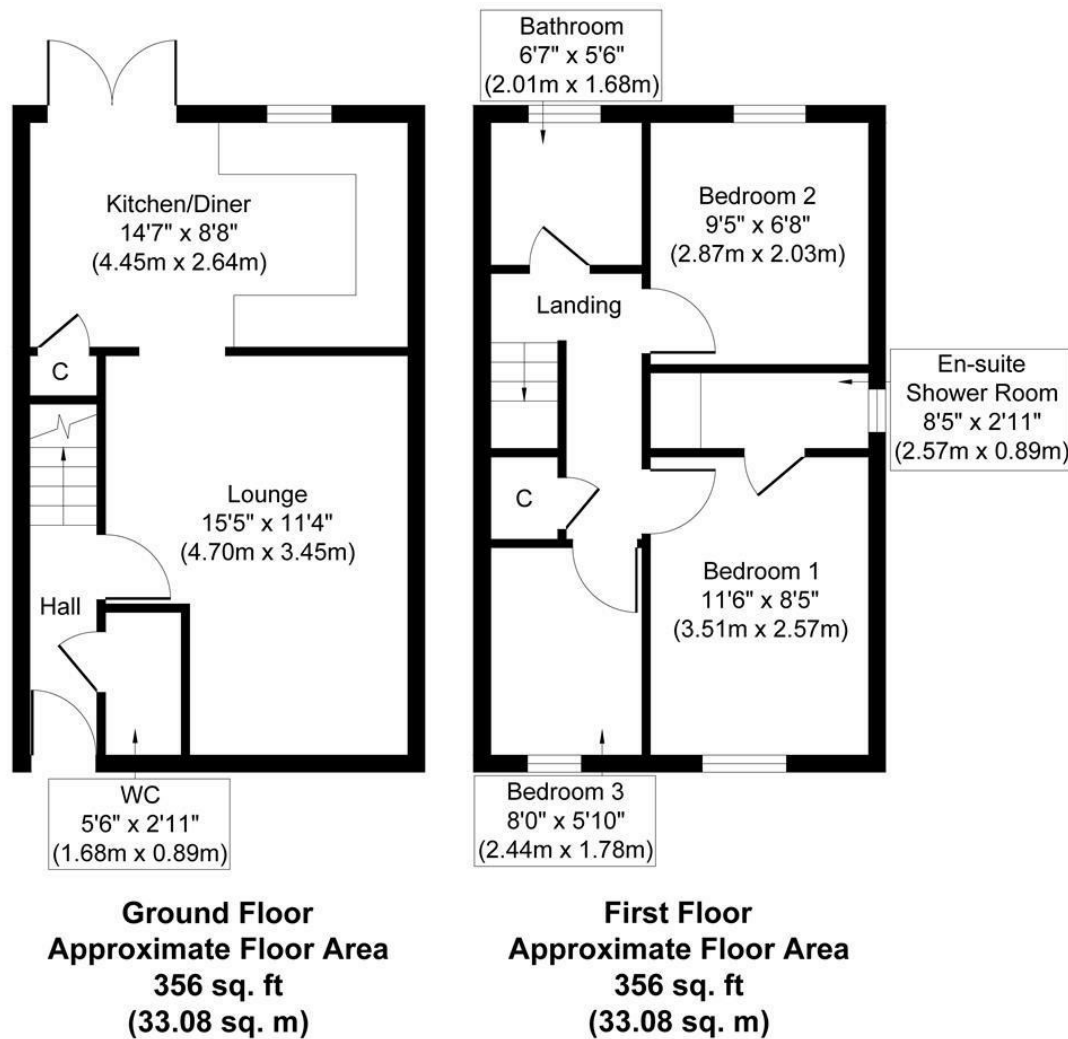
This well-presented home offers a great opportunity for first-time-buyers or those looking for a solid starter home. Conveniently located with easy access to local transport links and the motorway, you'll find commuting and everyday errands a breeze.

Inside, the property features a practical layout with a welcoming lounge, a modern kitchen/diner perfect for everyday living, and a handy ground-floor WC. Upstairs, there are three bedrooms, (including a master with its own ensuite shower room) and the family bathroom.

Outside, the property benefits from a rear garden with a decked seating area and a lawn, ideal for enjoying the outdoors. There's off-road parking at the front for two vehicles.

With everything you need in a great location, this is a perfect starter home. Book a viewing today and see how it could work for you.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
littlesutton@hunters.com | www.hunters.com



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

Hall

Front entrance door leads into the hall with laminate floor, central heating radiator and stairs to first floor. Doors to the lounge and ground floor WC.

Ground Floor WC

5'6" x 2'11"

Comprising low level WC, pedestal wash basin and central heating radiator. Double glazed window to front,

Lounge

15'5" x 11'4"

Laminate flooring, central heating radiator and double glazed window to front. Opening through to:-

Kitchen/Diner

14'7" x 8'8"

Fitted with a range of wall and base units in white with contrasting and complimentary work tops over, four ring gas hob with oven below and extractor above, one and a half bowl sink unit, integrated fridge and freezer, double glazed window to rear.

Dining area with central heating radiator, double glazed French doors to rear and understairs storage cupboard.

First Floor

Staircase leads from hall to first floor landing with storage cupboard.

Bedroom One

11'6" x 8'5"

Double glazed window to front and central heating radiator. Door into:-

Ensuite Shower Room

8'5" x 2'11"

Walk-in shower cubicle, low level WC, pedestal wash basin, central heating radiator and double glazed window to side.

Bedroom Two

9'5" x 6'8"

Double glazed window to rear and central heating radiator.

Bedroom Three

8'0" x 5'10"

Double glazed window to front and central heating radiator.

Bathroom

6'7" x 5'6"


Suite in white comprising panelled bath, low level WC and pedestal wash basin. Heated towel radiator and recessed spotlights. Double glazed window to rear.

Outside

Rear garden comprises raised decked area and lawn.

Off road parking to front for two cars with further lawned area.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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.







