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126 Mill Lane, Ellesmere Port, CH66 3NF

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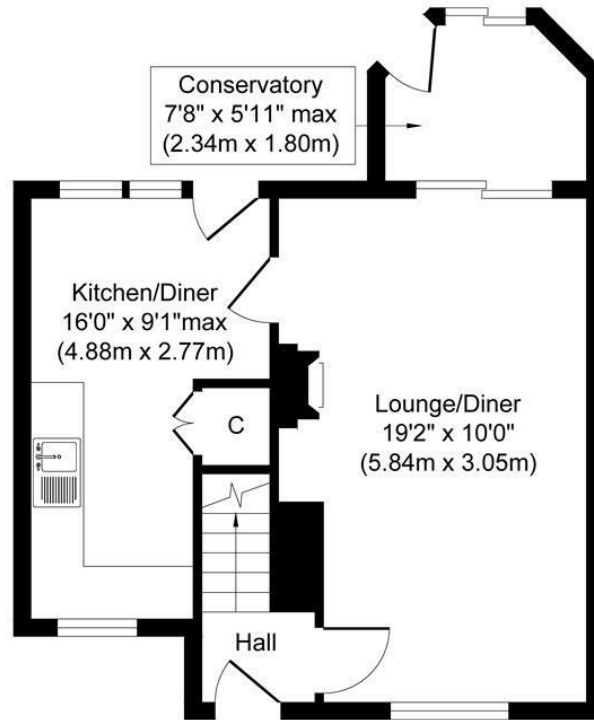
Asking Price £150,000

A traditional three bedroom end terrace home which is now offered to the market ripe for the new owner to put their mark on it. This would suit an owner occupier or indeed be a valued addition to any rental portfolio.

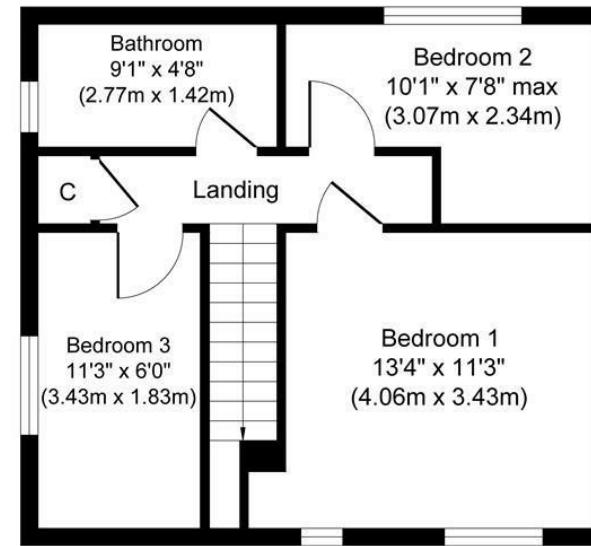
The property offers well proportioned accommodation with good sized gardens front and rear, together with gated off road parking to the front.

The general area is well established and is served by Little Sutton and Ellesmere Port, both of which offers a range of ammenities to meet day to day requirements.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
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Ground Floor
Approximate Floor Area
431 sq. ft
(40.04 sq. m)



First Floor
Approximate Floor Area
405 sq. ft
(37.62 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

Front door leads to entrance hall with stairs to first floor, laminate flooring.

Lounge/Dining Area

19'2" x 10'0"

Double glazed window to front elevation, laminate flooring, central heating radiator, sliding patio doors lead to:-

Conservatory

5'11" x 7'8" max

Semi circle shaped conservatory with laminate flooring and central heating radiator.

Kitchen

16'0" max x 9'1" narrowing to 5'9"

Range of wall and base units, stainless steel sink unit, Ideal Classic wall mounted boiler, electric cooker point, small double glazed window to front elevation, additional window and access door to rear garden.

First Floor

Stairs leads from hall to first floor landing with airing cupboard and loft access.

Bedroom One

13'4" narrowing to 10'1" x 11'3"

Two double glazed windows to front elevation, central heating radiator.

Bedroom Two

10'1" x 7'8" max

Double glazed window to rear, central heating radiator.

Bedroom Three

11'3" x 6'0"

Double glazed window to side elevation, central heating radiator.

Bathroom

9'1" x 4'8"

Three piece suite in white to include panelled bath with electric shower and screen, pedestal wash basin, low level WC, tiled walls, double glazed window to side elevation, central heating radiator.

Outside

To the front there is a fenced garden area laid to lawn with a gated parking area. Gated side access leads to the rear garden which has a small patio area, two lawns with central path.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

