



Blackstairs Road, Ellesmere Port

Cheshire, CH66 1TX

£179,995



Blackstairs Road, Ellesmere Port

DESCRIPTION

Attention all serious buyers. Hunters are able to offer this three bedroom semi-detached home with no on going chain. The property is situated on a now established residential development which in turn offers a cross section of property styles.

Number 50 would suit many purchasers whether a first time buyer or down sizing. The accommodation is well laid out and offers many features expected of a modern home. The local area offers a range of local shops whilst the centre of Little Sutton and Ellesmere Port offer a more comprehensive selection. A key feature of this property is the easy access to the motorway network which in turn provides access to surrounding centres of commerce and beyond.

Don't delay and view your potential new home today!



ROOMS

Entrance Hall
Laminate flooring, understairs cupboard, stairs to first floor and central heating radiator.

Downstairs W.C.
Two piece suite in white incorporating low level w.c. and wash basin, central heating radiator and double glazed window.

Living Room
15'4" x 11'3"
A very bright room courtesy of the large double glazed window with central French doors over looking the rear garden and central heating radiator.

Kitchen / Diner
17" x 8'9"
Fitted with a range of wall and base units with contrasting worktops, integrated four burner gas hob with extractor above and oven below. Stainless steel sink unit, plumbing for automatic washing machine, space for slimline dishwasher and wall mounted ideal boiler.

Landing
Loft access and central heating radiator.

Master Bedroom
10'2" x 9'6"
Fitted double wardrobe, double glazed window and central heating radiator.

En-Suite
5'2" x 4'11"
Shower cubicle, low level w.c., wash hand basin, tile effect floor covering, central heating radiator and double glazed window.

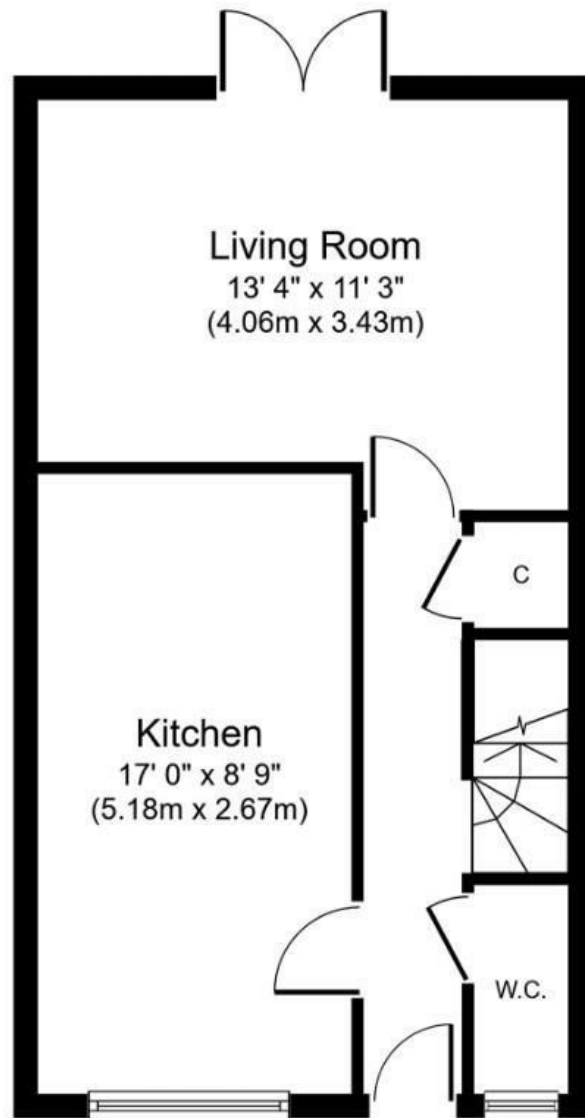
Bedroom Two
11'10" x 7'8"
Central heating radiator and double glazed window.

Bedroom Three
10'3" (max) x 7'6"
Central heating radiator and double glazed window.

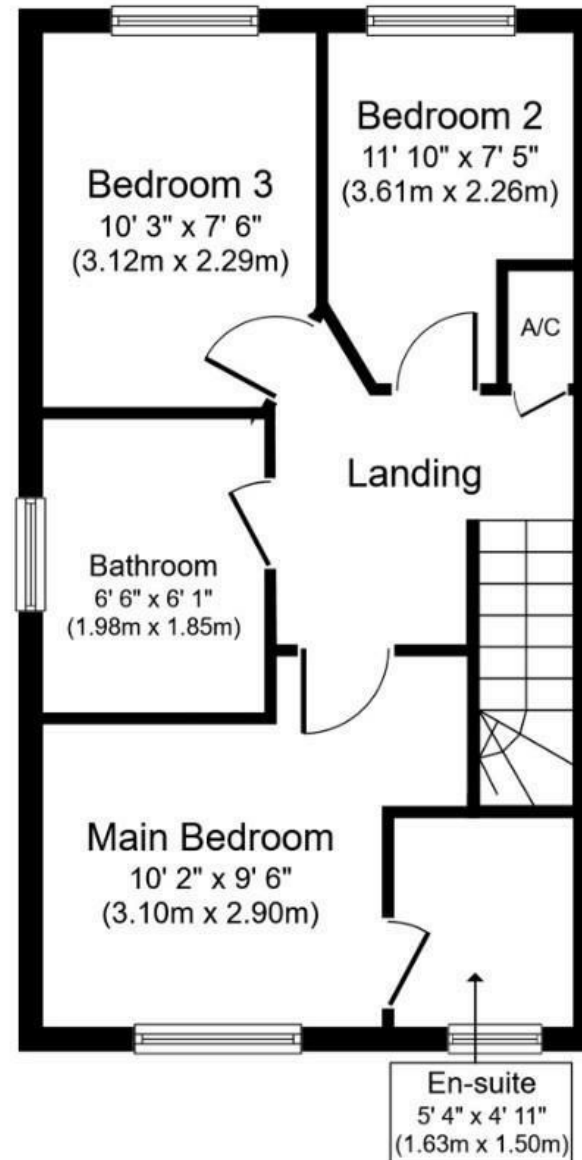
Bathroom
6'6" x 6'1"
Three piece suite in white incorporating panel bath, pedestal wash basin and low level w.c.. Tiled splashback area, extractor fan, double glazed window and central heating radiator.

Outside
To the front there are two parking spaces and side gated access to the rear garden.

The rear garden has a good sized patio area with centralised artificial lawned area.



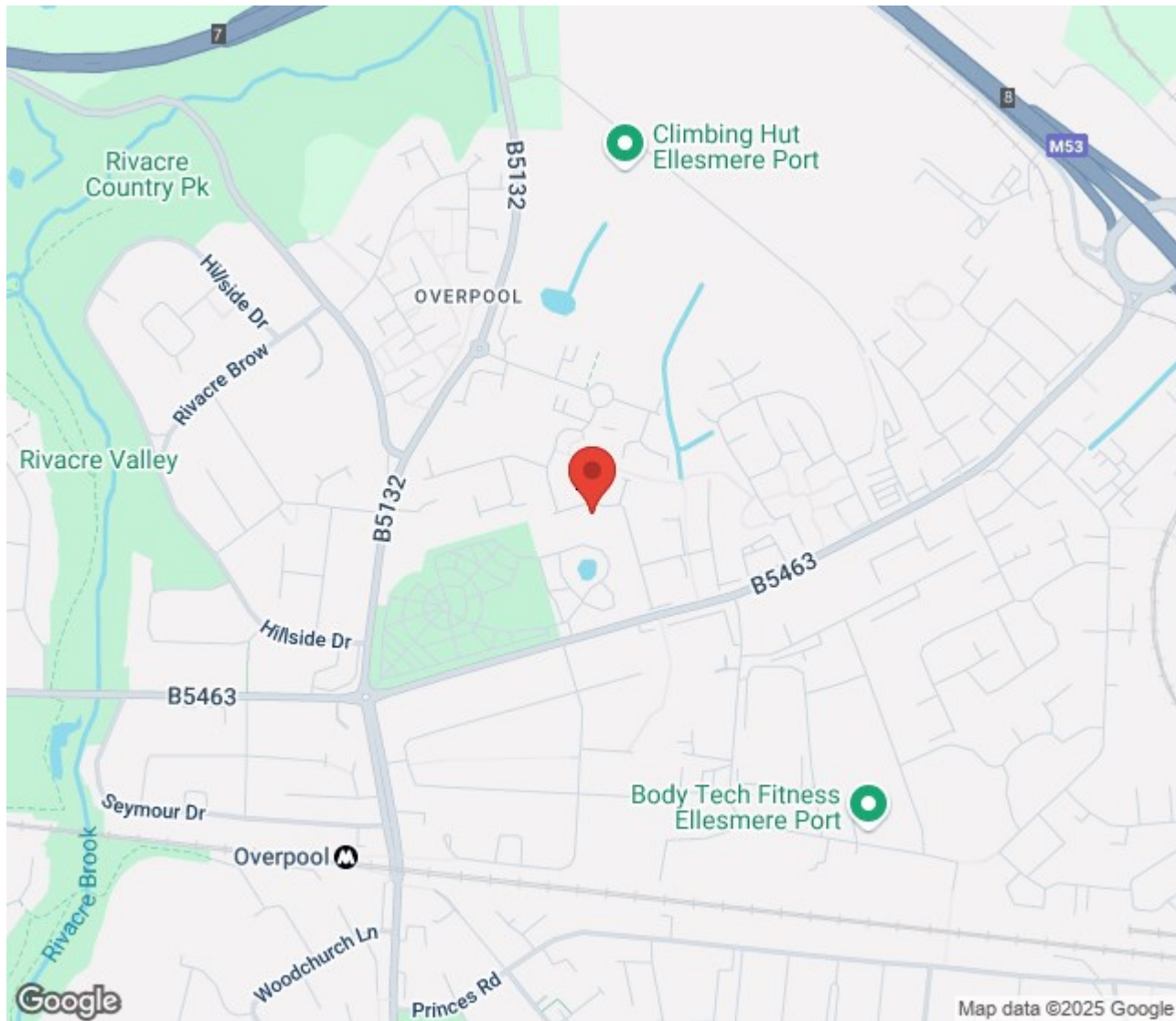
Ground Floor
Approximate Floor Area
397 sq. ft.
(36.9 sq. m.)



First Floor
Approximate Floor Area
397 sq. ft.
(36.9 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.



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(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	

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.

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HERE TO GET *you* THERE



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.