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13 Paul Callan Drive, Ellesmere Port, CH66 3TJ

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Asking Price £250,000

Hunters Little Sutton are proud to present this stylish and well-presented, three bedroom detached family home. The property offers spacious modern living in a sought-after cul-de-sac. Built in 2021, the property features a bright lounge with French doors to the garden, a contemporary fitted kitchen/diner, utility room, downstairs WC and an en - suite to the main bedroom.

Outside enjoys a generous enclosed rear garden and two allocated off-road parking spaces. Ideally located for local schools, shops and excellent transport links via the motorway and rail networks.

Rent: £163.51 | Service Charge: £47.43 PCM

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## Hall

Composite front door leads to hall with wood flooring and staircase to first floor.

## Downstairs WC

3'5" x 5'4"

Low level WC, pedestal wash basin, vinyl flooring, central heating radiator, extractor fan.

## Lounge

18'2" x 10'2"

Double glazed window to front elevation, wood flooring, central heating radiator, double glazed French doors giving with inserted blinds providing rear garden access.

## Kitchen/Diner

18'1" x 8'8"

A range of beige wall and base units with chrome handles and contrasting worktops, fitted four ring gas hob, electric oven with extractor hood over. Double glazed windows to front with blind and rear elevations, vinyl flooring, central heating radiator. Door leads to:-

## Utility Room

7'4" x 6'7"

Vinyl flooring, beige wall and base units, cupboard housing central heating boiler, contrasting worktops, extractor fan, plumbing for automatic washing machine, central heating radiator, electric fuse box, double glazed composite door to rear garden.

## First Floor

Staircase leads from hall to first floor landing with central heating radiator.

## Bedroom One

11'11" to widest point x 10'4"

Double glazed window to front elevation, roller blind, central heating radiator. Door into:-

## Ensuite

5'10" x 5'2"

Low level WC, pedestal wash basin, double shower cubicle with fitted shower and sliding doors. Frosted double glazed window to front elevation, central heating radiator, vinyl flooring.

## Bedroom Two

12'4" going to 10'1" x 8'10" to widest point  
Wood flooring, double glazed window to front elevation, central heating radiator, roller blind.

## Bedroom Three

8'11" x 8'11"

Central heating radiator, double glazed window to rear elevation, roller blind.

## Bathroom

7'10" to widest point x 6'9" to widest point  
Comprising panelled bath, pedestal wash basin, low level WC, grey tiled splashbacks, vinyl flooring, central heating radiator, double glazed window to side elevation,

## Outside

Front - Two lawn areas with central flagged pathway leading to front door. Two allocated parking spaces.

Rear - Flagged pathway to three sides leading to patio area, lawn area with mature borders, side access gate.

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            | 94                                                                                  |
| (81-91) B                                   | 83                         |                                                                                     |
| (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<br>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.









