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69 Crescent Road, Ellesmere Port, CH65 4DY

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Asking Price £140,000

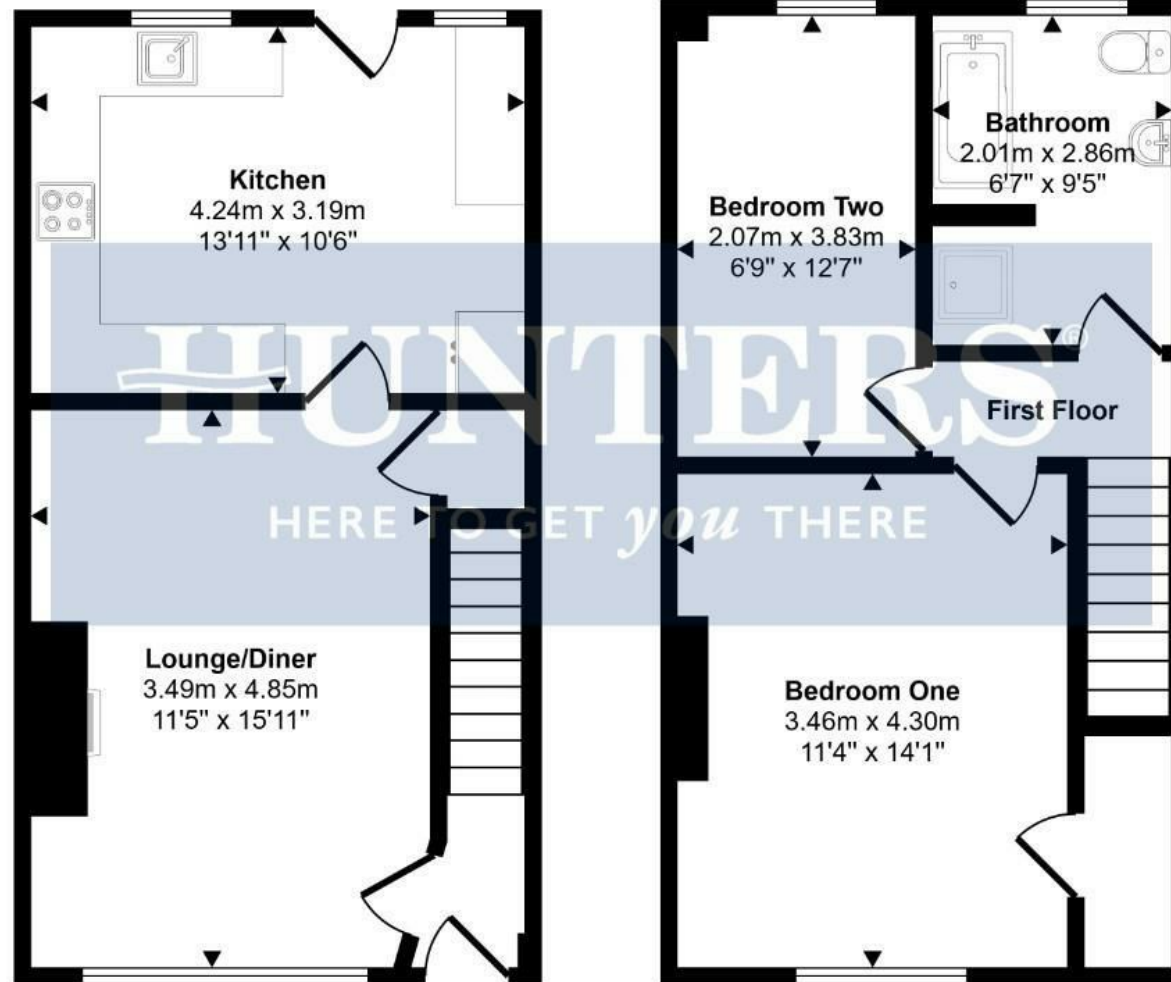
We are pleased to offer this traditional, mid-terrace property, situated close to the town centre of Ellesmere Port, which in term offers a wide range of amenities and facilities. Those requiring transport links can chose from regular public transport, the motorway network or the local railway station.

This property would lend itself ideally to the first time buyer or indeed the investment landlord, who wishes to extend their rental portfolio.

We would strongly recommend an early viewing to avoid disappointment.

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Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft

First Floor
Approx 36 sq m / 383 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Vestibule

Composite front door leads into the vestibule with ceramic tiled floor, central heating radiator, fitted cupboard housing electric meter, stairs to first floor.

Lounge/Diner

11'5" x 15'11"
Double glazed window to front elevation, wooden flooring, feature brick fireplace with 5KW dual fuel log burner, fitted cupboard housing gas meter, central heating radiator, under stairs cupboard. Door through to:-

Kitchen

13'11" x 10'6"
Fitted with a range of navy blue base units and cream, high gloss wall units with contrasting white quartz worktops, Belfast sink with mixer tap, electric four ring induction hob, navy blue cabinet with built-in double oven, recess for washing machine/dryer with solid wood worktop above, cream ceramic tiled floor, double glazed window to rear elevation, UPVC door with frosted glass panels leads out onto the rear garden.

First Floor

Newly fitted grey carpet, wood and chrome handrail, wall upright, loft access with ladder. The loft space has been plastered, carpeted and has electrics.

Bedroom One

11'4" x 14'1"
Double glazed window to front elevation with wooden venetian blind, central heating radiator, fitted cupboard with rail & shelving.

Bedroom Two

6'9" x 12'7"
Double glazed window to rear elevation with white venetian blind, central heating radiator.

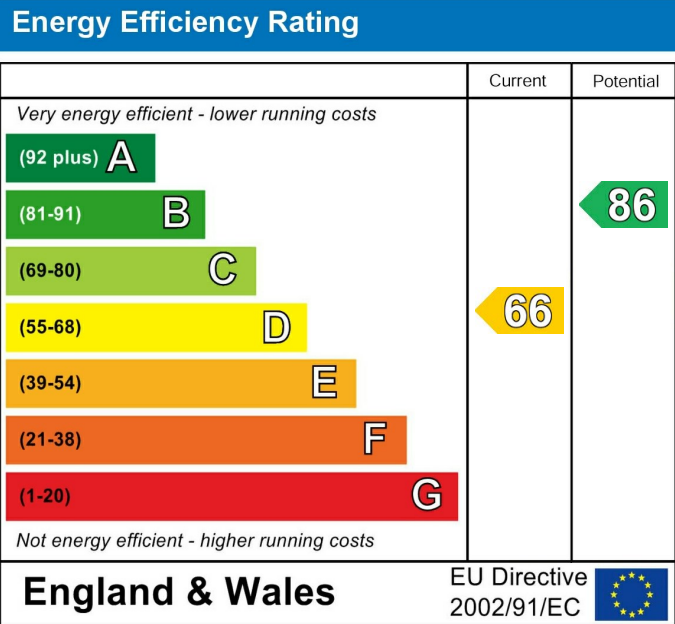
Bathroom

6'7" x 9'5"
Four piece bathroom suite comprising; shower cubicle with rainfall shower, low level WC, vanity sink built into grey, high gloss unit, cream ceramic tiled flooring, part grey subway tiled walls, central heating radiator, frosted double glazed window to rear elevation with wooden venetian blind.

Outside

Enclosed front block paved area with single wooden access gate.

Rear yard is fully paved with Indian sandstone, feature fountain, raised border area, wooden shed and double access gates to rear. Please note, this property benefits from solar panels with storage batteries in the loft space.



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.





