



HUNTERS[®]

HERE TO GET *you* THERE

1 Ludlow Drive, Ellesmere Port, CH65 9EQ

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Asking Price £89,950

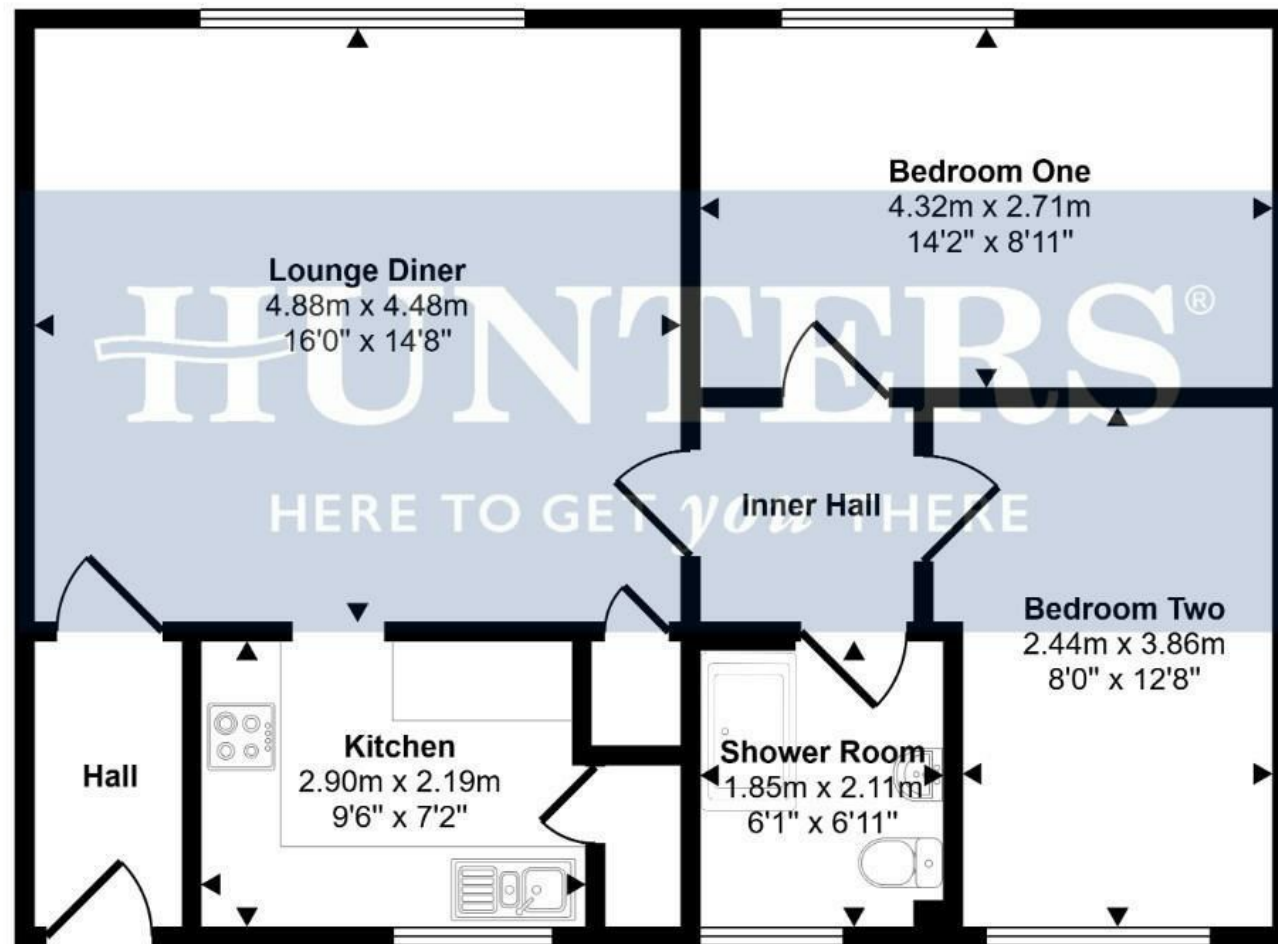
It is not often that a vendor prepares a property for sale to this standard. Offered with no ongoing chain, this two bedroom, ground floor flat is presented to a very high standard. This has a number of potential uses including first home, investment property or as a downsizing home.

The area is well established and is within reasonable reach of local amenities including leisure and Cheshire Oaks.

We would strongly recommend an early viewing to avoid disappointment.

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Approx Gross Internal Area
63 sq m / 683 sq ft



Floorplan

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.

Communal Hall

Front access door to communal area.

Hall

Composite front door, wood flooring, central heating radiator, electric meter cupboard, intercom system.

Lounge

16'0" x 14'8"
Pine door with glass panel inserts, wooden flooring, double glazed window to front with vertical blind, central heating radiator, fitted cupboard with water meter and shelving.

Kitchen

9'6" x 7'2"
White wall & base units with chrome handles, grey/black high gloss worktops, plinth with two inserted light fittings, double glazed window to rear with vertical blind, wood effect vinyl flooring, four ring gas hob, extractor over, fitted single oven/grill, recesses for washing machine, fridge and freezer, black subway tiled splashbacks, fitted cupboard housing Glow Worm boiler.

Inner Hall

Pine door with glass panel inserts, wooden flooring, central heating thermostat, fitted cupboard.

Bedroom One

14'2" x 8'11"
Double glazed window to front with vertical blind, central heating radiator, double mirror wardrobe.

Bedroom Two

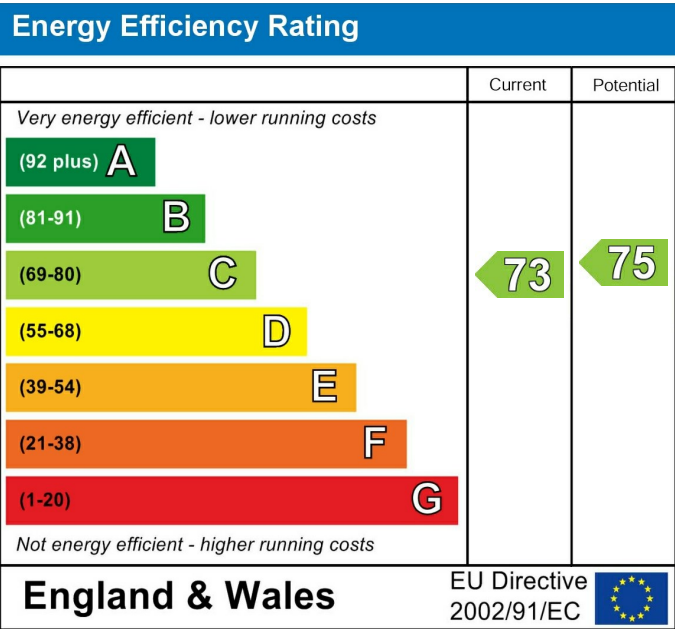
8'0" x 12'8"
Double glazed window to rear with vertical blind, central heating radiator.

Shower Room

6'1" x 6'11"
Half black sparkle wall covering, half painted, double glazed frosted window to rear with vertical blind, extractor fan, double shower cubicle with sliding door, fitted shower, low level WC, wood effect vanity unit with inset sink, fitted wall mirror, chrome towel rail, grey ceramic effect tiled floor.

Outside

Communal yard to rear with bin area and allocated storage shed.



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.







