



HUNTERS®

HERE TO GET *you* THERE

37 Crescent Road, Ellesmere Port, Cheshire, CH65 4DY

37 Crescent Road, Ellesmere Port, Cheshire, CH65 4DY

Asking Price £117,500

We offer to the market this traditional, mid-terrace property, situated close to Ellesmere Port town centre, which in term offers a wide range of amenities and facilities. Local transport links are within each reach with by way of regular bus services, the motorway networks or the local railway station.

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

We reccomend an early viewing to avoid disappointment.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
littlesutton@hunters.com | www.hunters.com

Hall

Composite front door leads into hall with wooden flooring, central heating radiator, electric meter cupboard and stairs to first floor.

Lounge

16'5" x 11'2" to widest point
Two double glazed windows to front elevation with vertical blinds, wooden flooring, central heating radiator, pine fire surround with marble effect hearth and living flame gas fire, understairs cupboard. Door through to:-

Kitchen/Diner

14'4" x 10'4"
Part wooden part ceramic tiled flooring, central heating radiator, white wall and base units, contrasting blue worktops, four ring hob, fitted oven, extractor hood, two double glazed windows to rear elevation with venetian blinds, part glazed UPVC door to rear garden.

First Floor

Staircases leads from hall to first floor landing, loft access with ladder.

Bedroom One

14'6" to widest point x 14'10" to widest point
Two double glazed windows to front elevation with vertical blinds, central heating radiator.

Bedroom Two

6'11" x 12'11" to widest point
Double glazed window to rear elevation with vertical blind, central heating radiator, central heating boiler.

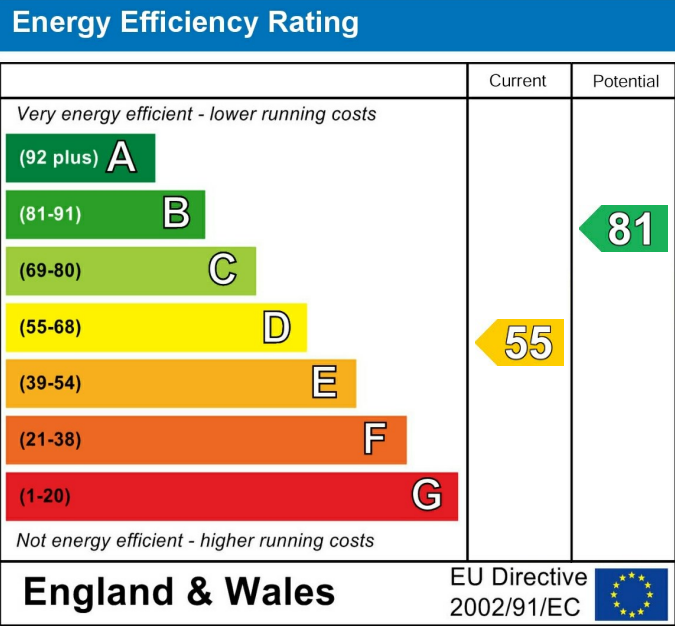
Bathroom

7'1" x 9'9"
Three piece bathroom suite in white comprising panelled bath with electric shower over, shower screen, vanity unit with inset sink, low level WC, part tiled walls, frosted double glazed window to rear elevation with venetian blind, ceramic tiled flooring, central heating radiator.

Outside

Enclosed front area with access gate.

Yard to rear with wooden garden shed and rear access gate.



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.







