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101 Underwood Drive, Ellesmere Port, CH65 6TN

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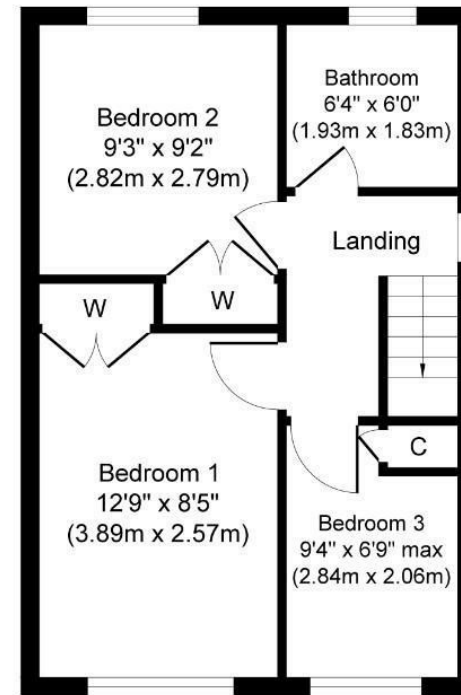
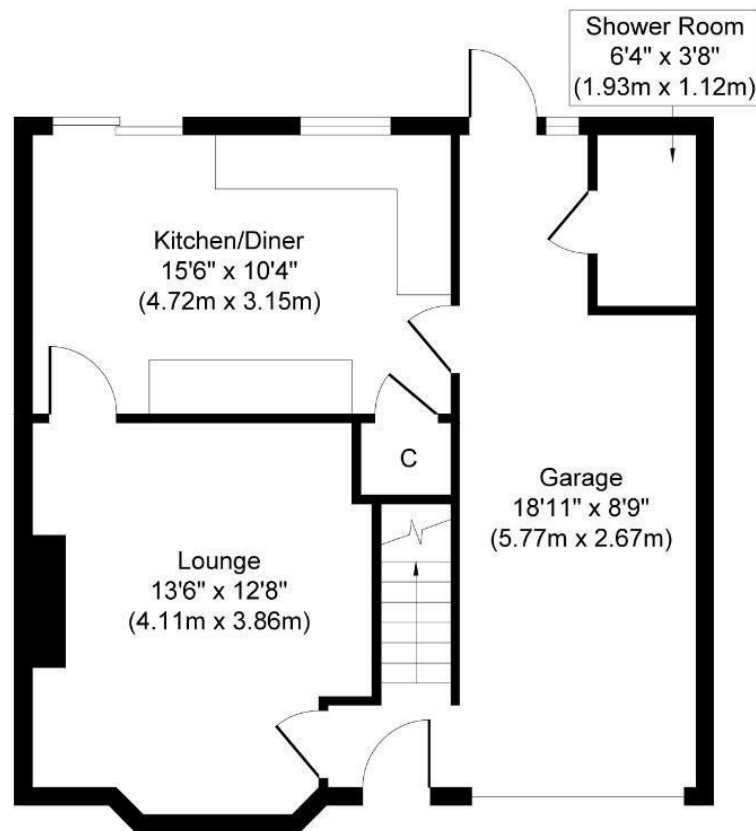
Offers Over £250,000

STOP!! All serious buyers looking for a three bedroom, semi-detached property as their new home need look no further.

The vendors have created what must be one of the best presented properties currently available. Just a few items of note include the attractive fitted kitchen with Smeg range, extractor and taps, fitted bathroom, new internal doors and associated woodwork, the repositioning of internal doors to maximise space, contemporary radiators, ground floor WC and shower and all finished by attractive modern decoration throughout. We cannot stress the need to look at the photographs to fully appreciate that this is not your standard semi-detached home.

The well established area offers access to a range of local shops, schools, regular public transport and the motorway networks. Within reasonable proximity are a range of major supermarkets and Cheshire Oaks outlet village.

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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.

Entrance Hall

Central heating radiator, laminate flooring, staircase to first floor.

Lounge

13'6" x 12'8"
The reconfiguration of the doors in this room, has created a more more usable space, ornamental fire recess with floating timber mantle creates the focal point of this room, double glazed bay window to front elevation, laminate flooring, central heating radiator. Door through to:-

Kitchen/Diner

15'6" x 10'4"
This really is the heart of the home. The attention to detail is obvious with attractive fitted wall and base units, offset by the worktops. The centre piece has to be the six burner gas fitted SMEG range with integrated ovens and pizza stove. Further contemporary SMEG extractor above, deep recessed stainless steel sink unit again with modern SMEG taps, integrated dishwasher, store cupboard, central heating radiator, double glazed sliding patio doors to the rear garden and further double glazed window to rear elevation. Part glazed door provides access into integral garage.

First Floor

Staircase leads from entrance hall to first floor landing with double glazed window to side elevation, half height wall panelling, loft access.

Bedroom One

12'9" x 8'5"
Three quarter panelled feature wall, double fitted wardrobes, central heating radiator, double glazed window to front elevation.

Bedroom Two

9'3" x 9'2"
Full length panelled feature wall, double fitted

wardrobes, central heating radiator, double glazed window to rear elevation.

Bedroom Three

9'4" x 6'9" (max)
Built in store cupboard, double glazed window to front elevation, central heating radiator.

Bathroom

6'4" x 6'0"
Newly fitted bathroom in white comprising; 'P' shaped bath with rainfall shower head together with a handheld unit, shower screen, dolphin boarding to splashback areas, vanity unit with integrated wash hand basin, low level WC, ladder towel rail, double glazed window to rear elevation.

Garage / Utility Area


The garage (18'11" x 8'9") has power and lighting, electric garage door, plumbing for automatic washing machine, rear double glazed access door to rear garden. Baxi wall mounted boiler. An additional and useful feature is the Shower Room (6'4" x 3'8") with walk-in shower cubicle, low level WC and double glazed window to rear elevation.

Outside

To the front there is a driveway leading to the garage. A shaped front lawn area that could provide additional parking if required.

To the rear is a much larger than average garden which is mainly laid to lawn with an attractive and productive apple tree taking centre stage. A patio area provides extra space and somewhere to sit and enjoy the garden.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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	

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.









