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10 Luton Road, Ellesmere Port, CH65 7DP

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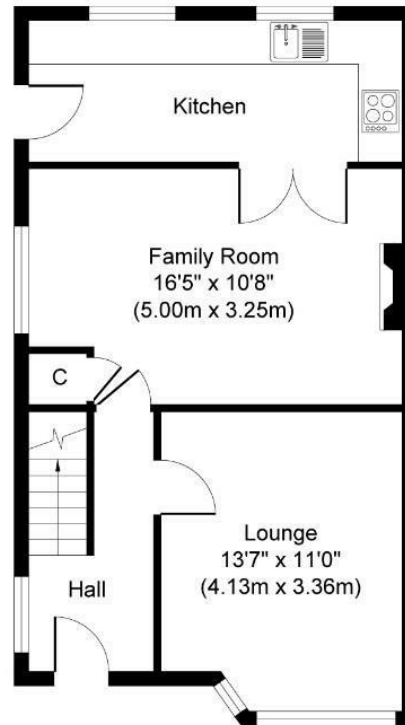
Asking Price £170,000

We are pleased to offer to the market this extended, three bedroom, semi-detached home that combines the old and new in a tasteful manner. The property enjoys stripped floors, doors and other woodwork with Inglenook style fireplace to create that cottage feel. Add in the modern fitted kitchen with the integrated appliances often expected and modern bathroom and the result is a home of some charm.

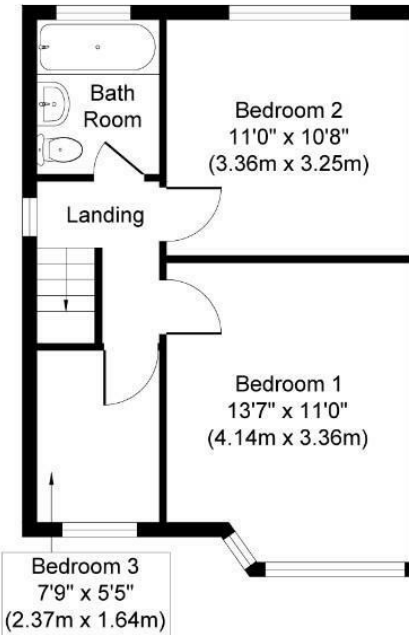
Being situated on the periphery of Whitby, Great Sutton and Ellesmere Port, the location is well placed to take advantage of the amenities offered by each of these including schools, supermarkets, other high street brands and Cheshire Oaks.

We would recommend an early viewing to fully appreciate this home.

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



Ground Floor
Approximate Floor Area
511 sq. ft
(47.50 sq. m)



First Floor
Approximate Floor Area
398 sq. ft
(36.96 sq. m)

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

Stripped flooring, double glazed window to side elevation, central heating radiator and stairs to first floor.

Lounge

13'7" x 11'0"

Double glazed window to front elevation, central heating radiator.

Dining Room

16'5" x 10'8"

Inglenook style fireplace with wooden mantle and electric log effect burner, stripped flooring, central heating radiator, cloaks cupboard, double glazed window to side elevation and double part glazed, wooden doors opening into:-

Kitchen

The rear extension has created the new kitchen area fitted with a range of wall and base units in a pastel finish. As expected, there are a number of integrated appliances including fridge, freezer, dishwasher, four burner gas hob, oven and stainless steel sink unit. Ladder towel rail, two double glazed windows to rear elevation, stable door to the side.

First Floor

Staircase leads from hall to first floor landing with double glazed window to side elevation.

Bedroom One

13'7" x 11'0"

Stripped floor, double glazed window to front elevation, central heating radiator.

Bedroom Two

11'0" x 10'8"

Stripped floor, double glazed window to rear elevation, central heating radiator.

Bedroom Three

7'9" x 5'5"

Stripped floor, double glazed window to front elevation, central heating radiator.

Bathroom

Modern bathroom with fitted suite including panelled bath with side mixer taps and shower over, vanity unit with inset sink, low level WC, tiled walls and floor, ladder towel rail and double glazed window to rear elevation.

Outside

To the front there is a driveway and side lawned area.

To the rear the garden is laid mainly to lawn with a patio area.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

