

HUNTERS®
HERE TO GET *you* THERE

49 Princeton Way, Ellesmere Port, CH65 8AH

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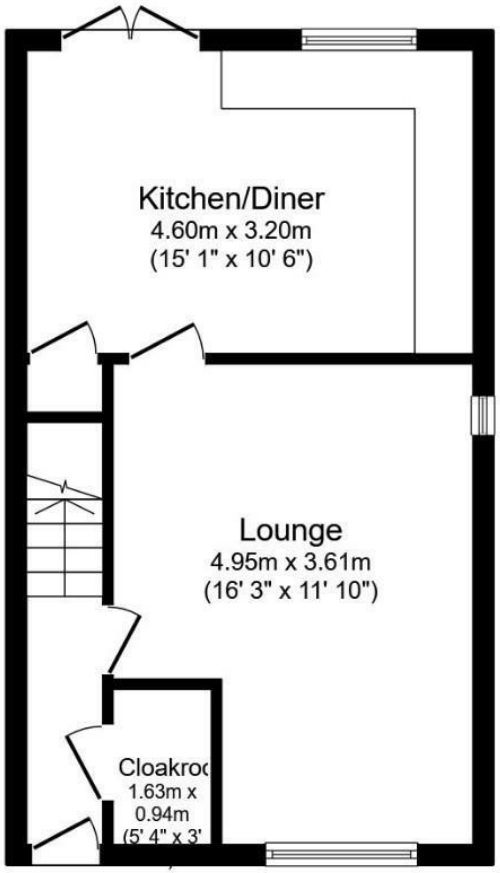
Asking Price £220,000

We are pleased to bring to the market this modern townhouse, which offers all the attributes expected for todays living requirements. The property is finished to a high standard and offers ready to move into accommodation.

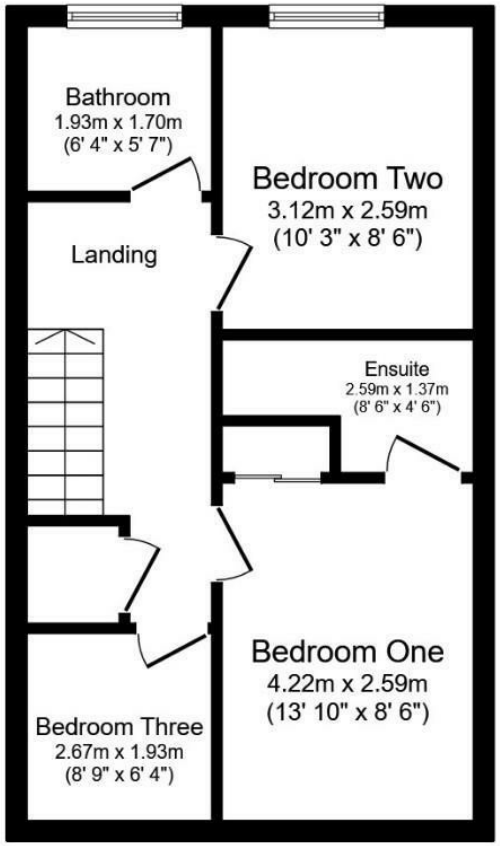
The relatively new development sits on the outskirts of both Ellesmere Port and Whitby and can in turn take advantage of the amenities and facilities offered by both.

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Ground Floor



First Floor

Total floor area: 75.2 sq.m. (809 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Entrance Hall
Laminate flooring, central heating radiator, stairs to first floor.

Cloakroom
3'1" x 5'4"
Two piece suite to include low level WC and wash hand basin, half panelled walls, laminate flooring, central heating radiator.

Lounge
16'3" x 11'10"
A nice bright room with two double glazed windows to front and side elevations, laminate flooring, central heating radiator.

Kitchen/Diner
10'6" x 15'1"
Fitted with a comprehensive range of both wall and base units, plumbing for automatic washing machine, four burner gas hob, oven, extractor fan, stainless steel sink unit, tiled floor, French doors and double glazed window to rear garden, central heating radiator, under stairs cupboard.

First Floor
Staircase leads from hall to first floor landing with loft access, central heating radiator and store cupboard.

Bedroom One
13'10" x 8'6"
Double glazed window with venetian blind to front elevation, central heating radiator, built in mirrored wardrobe.

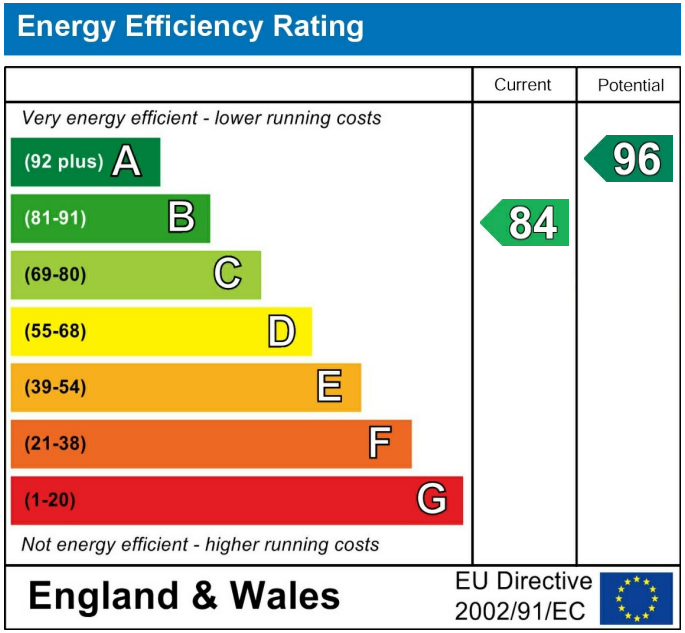
Ensuite
4'6" x 8'6"
Low level WC, wash hand basin, walk-in large shower cubicle with tiled walls, tiled floor, shaver point, double glazed window, central heating radiator.

Bedroom Two
10'3" x 8'6"
Double glazed window to rear elevation, central heating radiator.

Bedroom Three
8'9" x 6'4"
Double glazed window to front elevation, central heating radiator.

Bathroom
5'7" x 6'4"
Three piece suite in white comprising panel bath with mixer taps, low level WC, wash hand basin, tiled splashbacks, extractor fan, double glazed window to rear elevation, central heating radiator.

Outside
Small lawned area to the front and side with parking to the rear for two vehciles. The rear garden enjoys a good level of privacy and is bounded by both timber fencing and high level brick wall, rased decking area, shaped lawn and developing borders.



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.

































