
HUNTERS®
HERE TO GET you THERE
13 Carlton Crescent, Ellesmere Port, CH66 1SN

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Asking Price £185,000

We are delighted to bring to the market, this well presented end town house which would ideally suit the growing family. The property is being offered with no ongoing chain, making it an ideal opportunity for buyers looking for a straightforward purchase.

The property is a real credit to the current owner and enjoys the added benefit of overlooking Rivacre Valley Nature Reserve. Despite being conveniently positioned for local amenities and everyday requirements, the property enjoys a lovely outlook, with the feeling of being tucked away in a more countryside setting.

The well maintained accommodation briefly comprises; an entrance hall, cloakroom, spacious lounge with patio doors opening onto a front decked area, providing the perfect spot to sit back, relax and enjoy the attractive views across the Nature Reserve. To the rear of the property is an open plan dining kitchen, offering an excellent space for both everyday family living and entertaining, with further patio doors giving direct access onto the rear garden. To the first floor, there are three bedrooms together with a family bathroom, making this an ideal home for a growing family.

Externally, the property further benefits from a rear garden and private, secure parking, adding to the practicality and appeal of this lovely home.

Combining well presented accommodation, a convenient location and the added attraction of its outlook over Rivacre Valley Nature Reserve, this is a property that really is worthy of your time to view. We would strongly recommend an early inspection to fully appreciate all that is on offer.

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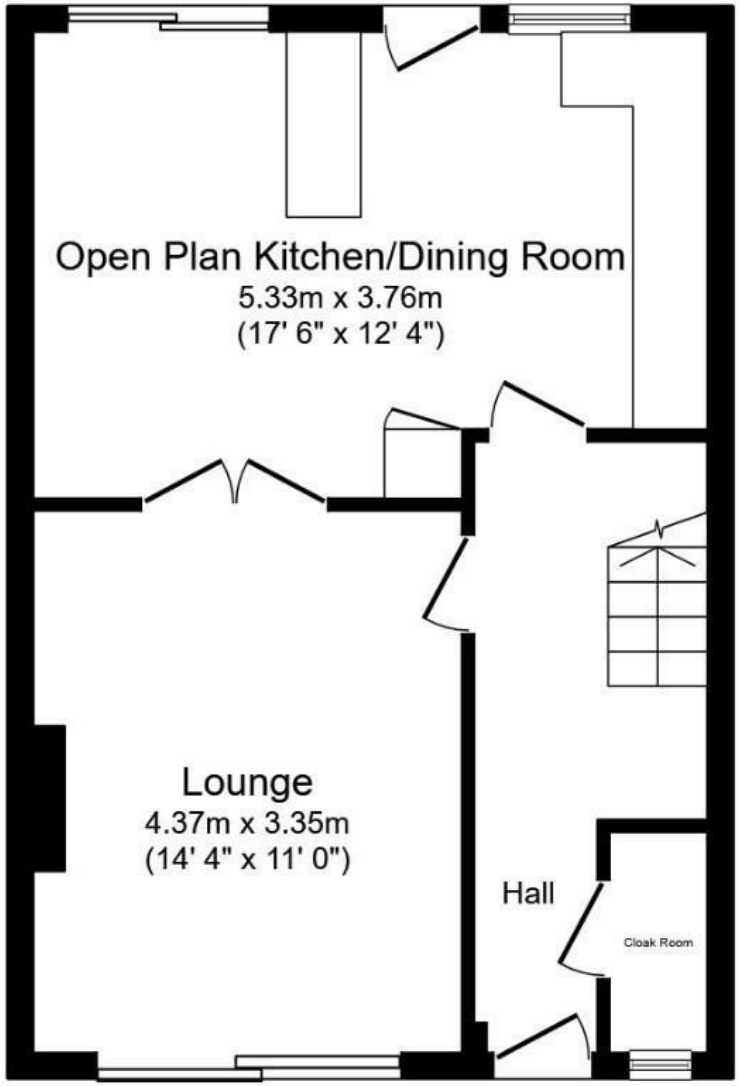
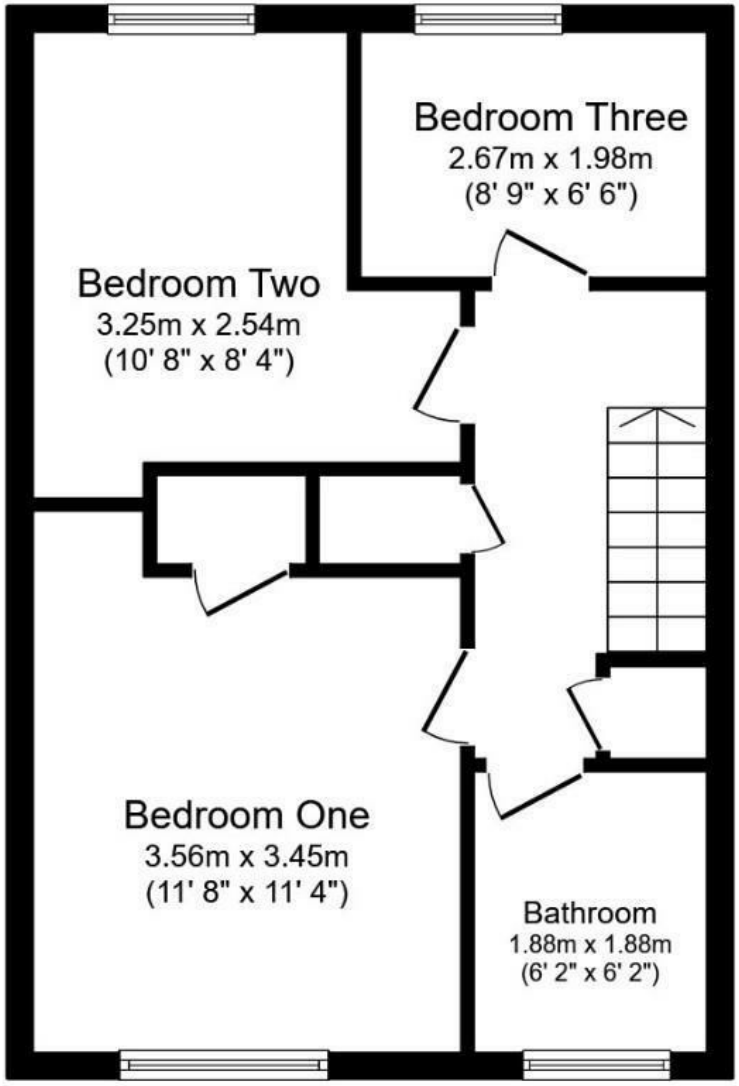


Ground Floor



First Floor

Total floor area: 89.4 sq.m. (962 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

4'6" x 2'7"

Low-level WC, wash hand basin, tiled floor.

Lounge

14'4" x 11'0"

Sliding patio doors bring the nature reserve indoors. Pebble effect fire (decoration only), laminate flooring, central heating radiator, double internal doors lead to:-

Open Plan Dining Room/Kitchen

17'6" x 12'4"

Dining area comprising sliding patio doors to the rear garden, central heating radiator, laminate flooring. The kitchen is fitted with a range of both wall and base units in white with contrasting marble effect black worktops. Four burner hob with extractor over and oven below, double glazed window to rear elevation, rear access door, recessed spotlighting.

First Floor

Staircase leads from hall to first floor landing, loft access, two store cupboards.

Bedroom One

11'8" x 11'4"

Overlooking the nature reserve through the double glazed window, central heating radiator, wardrobe recess.

Bedroom Two

8'4" x 10'8"

Double wardrobe recess, double glazed window, central heating radiator.

Bedroom Three

8'9" x 6'5"

Double glazed window, central heating radiator.

Bathroom

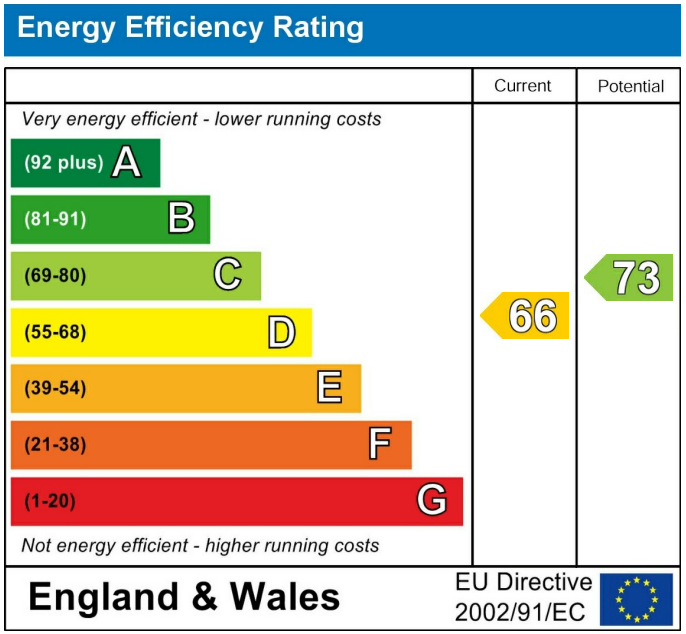
6'2" x 6'2"

Modern and stylish bathroom with tiled walls, panel bath with shower over and shower screen, floating vanity unit with inset sink, low-level WC, ladder towel rail, double glazed window.

Outside

To the front there is a lawn area and raised decking, ready to sit and enjoy looking over the Nature Reserve.

To the rear there is a double height gated access to the secure parking, deck area and lawn.



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