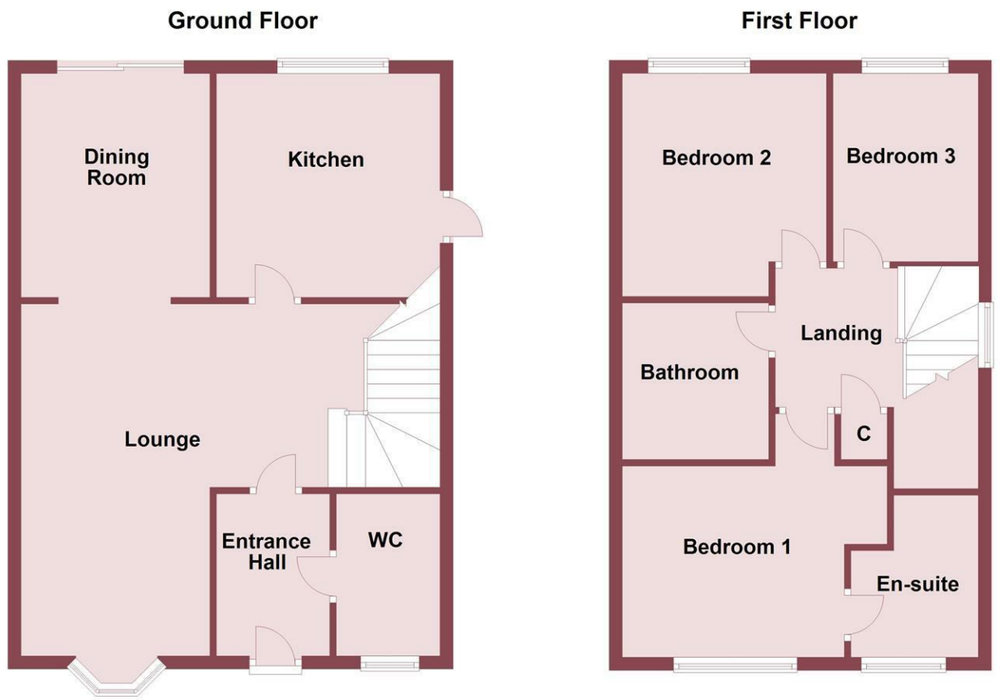

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ommission or mis-statement.The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or effiency can be given.
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HEWITT ADAMS
ESTATE & LETTING AGENTS

Naylor Walk, Ellesmere Port, CH66 1TQ

£995 PCM

3 Bedroom | 2 Reception | 2 Bathroom | C

** Must View - Available Early-Mid October- Sought After Residential Area**

Hewitt Adams are delighted to welcome to the rental market this pleasant three bedroom semi detached house on Naylor Walk, ideally located within a quiet cul-de-sac location.

In brief the property accommodation comprises, entrance hall, WC, living room, dining room, kitchen. To the first floor there are three well sized bedrooms, the main bedroom affording an ensuite. There is also a family bathroom.

Externally, there is a private lawned rear garden with secure boundaries, a garden shed, gated access leading to the rear with one allocated parking bay and visitors parking.

No Smokers, Unfurnished, Available Now

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Hallway
7'00 x 3'04 (2.13m x 1.02m)
Front door to hall, central heating radiator, doors to;

WC
6'08 x 3'02 (2.03m x 0.97m)
Window to front elevation, WC, wash hand basin.

Lounge
15'03 x 12'09 (4.65m x 3.89m)
Bay window to rear elevation, two central heating radiators, stairs to first floor, opening to dining room, door to kitchen.

Dining Room
10'09 x 6'09 (3.28m x 2.06m)
Sliding doors to rear, central heating radiator.

Kitchen
10'11 x 9'04 (3.33m x 2.84m)
A range of well appointed wall and base units with roll top work surfaces incorporating sink and drainer, cooker, space for fridge freezer, space and plumbing for washing machine, tiled splash back, window to rear aspect, door leading outside, central heating radiator, storage cupboard.

Landing
Loft access hatch window to side, storage cupboard, doors to,

Bedroom 1
12'05 x 12'05 (3.78m x 3.78m)
Window to front elevation, central heating radiator, door to ensuite;

Ensuite
6'08 x 5'10 (2.03m x 1.78m)
Comprising; WC, shower cubicle, wash hand basin, spotlights, central heating radiator, window to front.

Bedroom 2
9'02 x 9'00 (2.79m x 2.74m)
Window to rear elevation, central heating radiator.

Bedroom 3
6'05 x 4'06 (1.96m x 1.37m)
Window to rear elevation, central heating radiator.

Bathroom
6'03 x 5'11 (1.91m x 1.80m)
Comprising; WC, bath, wash hand basin, spotlights, central heating radiator.

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