



For Sale

£310,000



- Detached Modern Home
- Tucked Away Position
- Popular Modern Development
- Close to Cheshire Oaks
- Fitted Family Bathroom

- Beautifully Presented
- Howdens Fully Fitted Kitchen
- Integrated Appliances
- Downstairs Cloakroom/En-Suite
- Ample Parking/Private Enc. Garden

**Lundy Drive
Ellesmere Port, CH65 9JS**

Property Description

Ashton and Grosvenor Independent Estate Agents are delighted to offer for sale this beautifully presented detached home occupying a prime position on this popular modern development in a small and quiet cul-de-sac. **EARLY INSPECTION IS STRONGLY RECOMMENDED TO AVOID**

DISAPPOINTMENT. The property offers the full benefits of modern Howdens fitted kitchen comprising of an extensive range of eye level and base fitted units with complimentary marble effect work tops and integrated appliances, two reception rooms, downstairs cloakroom, generous storage facilities, fitted wardrobes to all three bedrooms, en-suite to the main bedroom with family fitted bathroom, well maintained gardens, driveway providing ample parking.

Location

Lundy Drive is located within close proximity to Cheshire Oaks which hosts a vast range of restaurants, shops, cafes, leisure facilities and is conveniently situated for schooling for all ages. For the busy commuter the property is very accessible to the motorway networks gaining access to all the major Towns and Cities including Liverpool, Manchester, Chester, Wrexham, North Wales, Frodsham, Runcorn.



Entrance Hall

Composite partly double-glazed entrance door, laminated wood effect flooring, doors leading to reception rooms and downstairs cloakroom.

Cloakroom.

Vanity wash hand basin with tiled splashback, low level w.c, central heating radiator, laminated wood effect flooring, double glazed window to the front elevation.

Dining Room: 14.08' x 7.83' (4.29m x 2.39m)

Double glazed window to the front elevation, laminated wood effect flooring, walk in generous storeroom ideal for a utility or storage space.

Lounge: 13.39' x 13.12' (4.08m x 4m)

Laminated wood effect flooring, double glazed window to the front elevation, built in understairs storage cupboard, central heating radiator, television aerial point, stairs to the first floor accommodation, sliding doors leading through to the spacious Kitchen/Breakfast area.

Kitchen/breakfast Area : 19.85' x 8.92' (6.05m x 2.72m)

Spacious modern style kitchen comprising of an extensive range of Howdens eye level and base fitted units including carousel unit with sliding shelving unit, integrated appliances including oven and hob with extractor fan above, washing machine, dishwasher, wine fridge, recycling and rubbish units, marble effect complimentary worktops incorporating one and a half bowl sink unit with swan style tap, concealed lighting, central heating radiator, laminated wood effect flooring, double glazed window to the rear elevation, French double glazed doors leading out to the rear private garden.

Landing

Turning staircase with double glazed window to the side elevation, cupboard housing central heating boiler, storage cupboard with central heating radiator, access to loft.

Bedroom 1: 10.76' x 9.32' (3.28m x 2.84m)

Selection of fitted wardrobes, double glazed window to the

En-suite

Shower cubicle with wall panels with fitted shower, vanity wash hand basin, low level w.c, tiled flooring and tiling to majority of walls, extractor fan, shaver point, double glazed window to the side elevation.

Bedroom 2 : 10.47' x 8.83' (3.19m x 2.69m)

Double glazed window to the front elevation, central heating radiator, fitted wardrobes.

Bedroom 3

: 7.35' x 7.32' (2.24m x 2.23m)

Fitted wardrobes with shelving, central heating radiator, double glazed window to the front elevation.

Bathroom.

Fitted bathroom suite comprising of panelled bath with fitted shower over, vanity wash hand basin with lever taps, low level w.c, tiling to floor, extractor fan, tiling to walls, shaver point, central heating radiator, double glazed window to the front elevation

Externally

To the front of the property there is a shared access to large tarmac driveway offering ample parking with lawned garden and two paths leading to both sides of the property gaining access to the rear garden. The rear garden in the agents opinion offers a great deal of privacy and is fully enclosed by timber fencing and comprises of lawn, stone flagged patio areas with decorative gravelling.

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92+	A		
81-91	B		82
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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