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HERE TO GET *you* THERE

2F Jacks Wood Avenue, Ellesmere Port, CH65 3BT

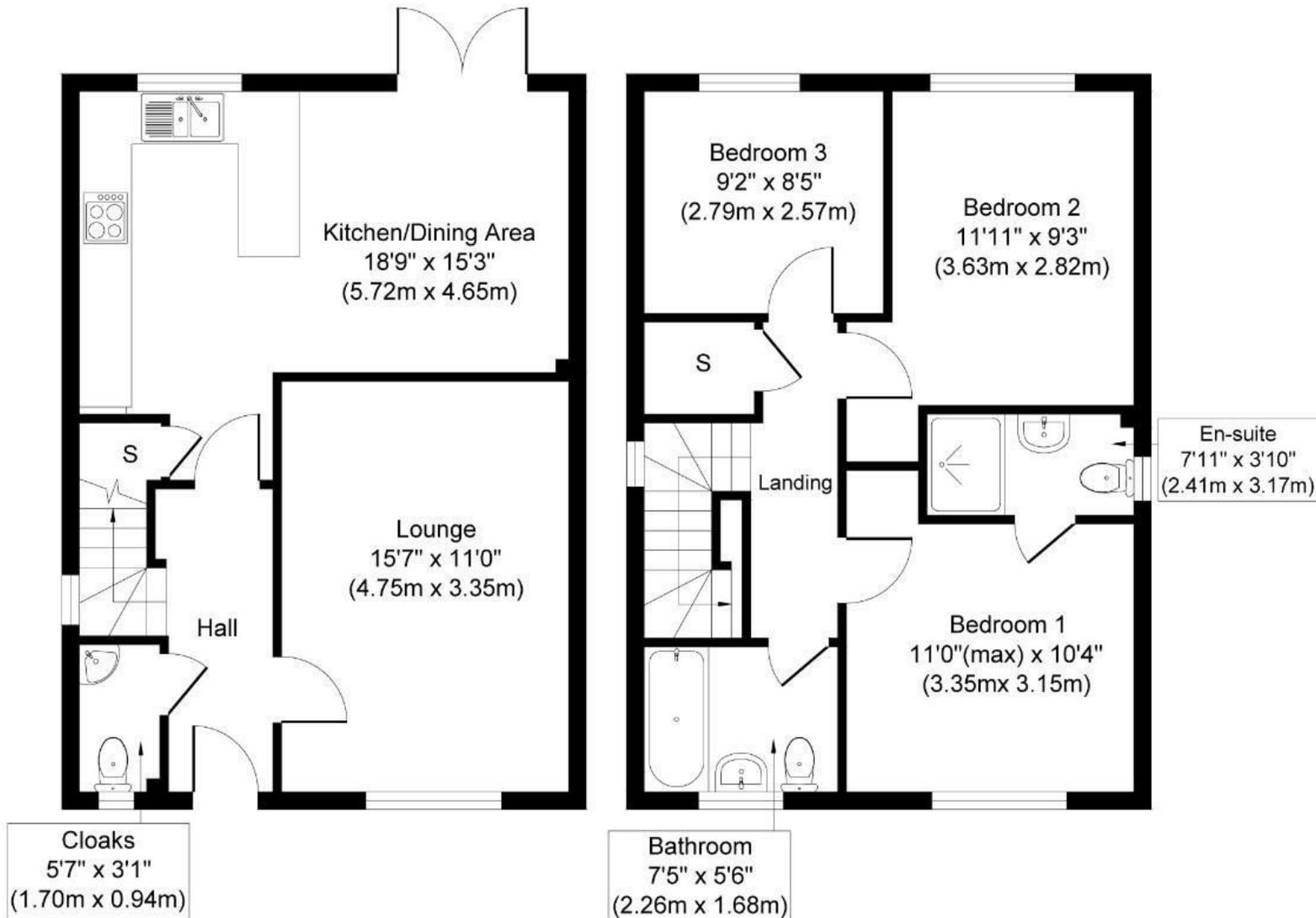
2F Jacks Wood Avenue, Ellesmere Port, CH65 3BT

Offers Over £250,000

We at Hunters are pleased to offer this ready to move into family home. This three bedroom, semi-detached home presents to the highest standard and has that "as new" feel to it which is a credit to the current vendors. The property has recently been redecorated and fitted with new carpets. An important factor about this property is that it is Freehold.

The location on the periphery of Ellesmere Port means full advantage can be taken of the facilities offered by Ellesmere Port, Little Sutton and Cheshire Oaks. The excellent commuter links especially the M53 motorway, allows for access to surrounding centres of commerce such as Liverpool and Chester.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
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Ground Floor
Approximate Floor Area
498 sq. ft
(46.30 sq. m)

First Floor
Approximate Floor Area
498 sq. ft
(46.30 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

Tiled floor, central heating radiator, stairs to first floor and under stairs cupboard.

Cloakroom

5'7" x 3'1"

Fitted suite in white incorporating low level WC and wash hand basin, tiled floor, double glazed window to front elevation, central heating radiator.

Lounge

15'7" x 11'0"

Great family room, double glazed window to front elevation with fitted blinds, central heating radiator.

Kitchen/Dining Area

15'3" narrowing to 10'8" x 18'9"

The kitchen area is fitted with modern wall and base units in a grey finish, integrated appliances include; four burner hob, extractor fan, oven, fridge freezer, dishwasher, inset stainless steel sink unit, space for automatic washing machine, recessed spotlighting, tiled floor.

From the dining area, the rear garden can be accessed via the French doors, central heating radiator.

First Floor

A turned staircase leads to the first floor landing with two double glazed windows to side elevation, central heating radiator.

Bedroom One

11'0" max x 10'4"

Fitted mirror wardrobes, double glazed window with fitted blinds to front elevation, central heating radiator.

Door leading to:-

Ensuite

7'11" x 3'10"

Double shower cubicle, low level WC, pedestal wash basin, tiled floor, central heating radiator.

Bedroom Two

11'11" x 9'3"

Storage recess, double glazed window to rear elevation, central heating radiator.

Bedroom Three

9'2" x 8'5"

Double glazed window to rear elevation, central heating radiator. Loft access with pull down ladder and partly boarded.

Bathroom

7'4" x 5'6"

Fitted suite in white to include panel bath with shower attachment, low level WC, pedestal wash basin, ladder towel rail, tiled walls, double glazed window to front elevation.

Outside

Parking to the front for two vehicles, electric charging point.

Side gated pedestrian access leads to the landscape rear garden. The current vendor has created an extended patio area with pergola which includes tailor-made side panels so you can enjoy this space all year round. The area has been terraced to create a raised lawn area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

