
HUNTERS®
HERE TO GET you THERE
31 Earls Gardens, Ellesmere Port, CH65 8DS

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Asking Price £145,000

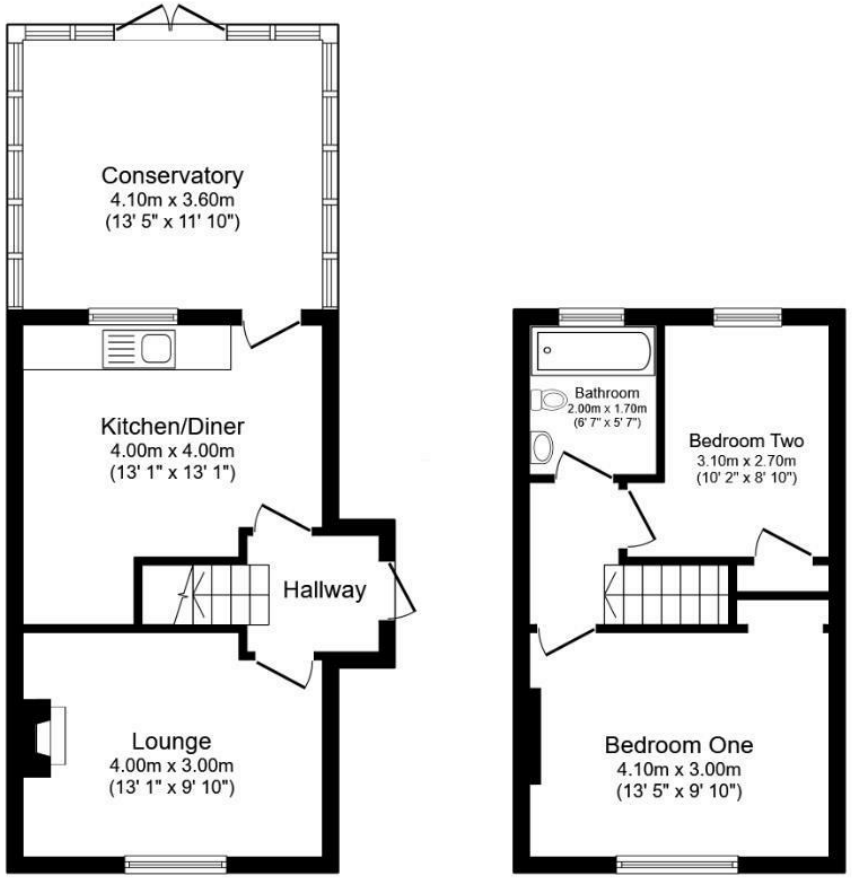
A well-presented, two bedroom semi-detached home forming part of this residential cul-de-sac, enjoying a central green area.

There are a range of amenities locally to meet day-to-day requirements, plus schools for most age groups.

Please note, there is potential to create formal off-road parking once the relevant permission has been obtained. The current owners have converted the front garden to a hard standing and installed an electric car charging point.

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Total floor area: 73.2 sq.m. (788 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

Stairs to first floor.

Lounge

13'3" x 9'11"

Built-in storage cupboards, double glazed window to front elevation, central heating radiator.

Kitchen/Diner

13'3" x 13'0"

Fitted with a good range of wall and base units finished in a white colourway with oatmeal worktops, recess housing a five-burner gas range, stainless steel sink unit, ample room for a breakfast table. Central heating radiator, double glazed window. Door through to:-

Conservatory

13'7" x 11'11"

A really useful sized extra room which the current owners utilise as a dining room. Double glazed windows, French doors to rear garden, central heating radiator.

First Floor

Staircase leads from hall to first floor landing with loft access.

Bedroom One

13'6" x 9'11"

Double glazed window to front elevation, central heating radiator.

Bedroom Two

10'4" x 8'10" narrowing to 7'4"

Double glazed window to rear elevation, central heating radiator, wardrobe.

Bathroom

6'5" x 5'8"

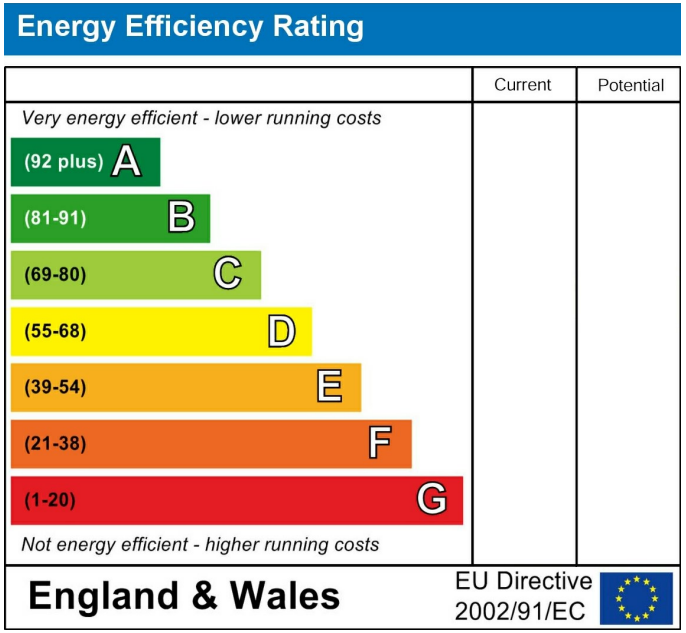
A modern bathroom suite comprising panelled bath with mixer taps, low-level WC, vanity unit with inset wash hand basin, part tiled walls, central heating radiator, double glazed window to rear elevation.

Outside

The current owners have converted the front garden to allow for two vehicles and have also installed an electric charging point.

Please note there is not a council approved dropped curb, so this area can only be described as a hard standing area until permission is obtained.

The rear garden is enclosed with private side access.



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.


































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