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5 Windermere Road, Ellesmere Port, CH65 9DL

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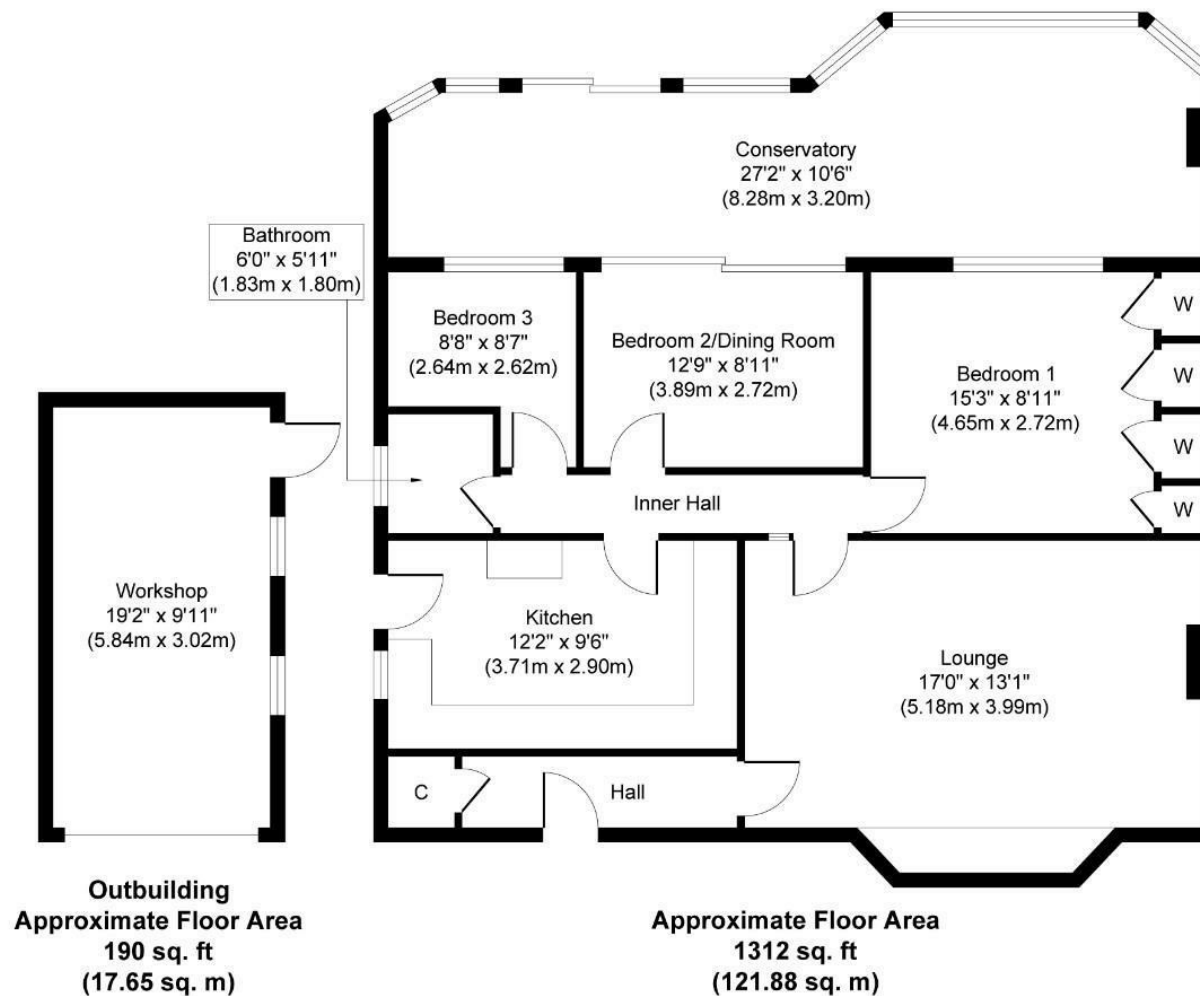
Asking Price £265,000

Here we have for your consideration a three-bedroom, semi-detached bungalow this favoured residential area. The property features a modern kitchen and bathroom together with a large conservatory which could, due to its size, be utilised as an additional sitting room and dining area.

This established area is served locally by a range of shops with a wider selection together with Supermarkets available in nearby Whitby and Ellesmere Port.

The property can take advantage of nearby public transport and the motorway networks are readily accessible.

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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

With boiler cupboard.

Lounge

17'0" x 13'1"

Feature gas powered log burner creating an attractive focal point to this room complimented by the large double glazed window to front elevation. Central heating radiator. Door to:-

Inner Hall

Central heating radiator.

Kitchen

12'2" x 9'1"

This modern style dual coloured fitted kitchen offers a comprehensive range of wall and base units with contrasting worktops and tiled splashbacks. Fitted five burner gas hob with extractor over, standalone unit housing the oven, contemporary style stainless steel sink unit and tap, fridge freezer recess, plumbing for automatic washing machine, double glazed window to side elevation, side access door.

Bedroom One

15'3" x 8'11" excluding depth of wardrobes

Professionally fitted wardrobes, double glazed window overlooking conservatory, central heating radiator.

Bedroom Two/Dining Room

12'9" x 8'11"

Sliding patio door to conservatory, central heating radiator.

Bedroom Three

8'7" x 8'8"

Double glazed window overlooking conservatory, central heating radiator.

Bathroom

6'0" x 5'4"

Fitted with a modern style suite in white to include panel bath with shower and shower screen, vanity unit with storage below and insect wash hand basin, low-level WC, ladder heated towel rail, ceramic tile walls, double glazed window to side elevation.

Conservatory

27'2" x 10'6" reducing to 7'6"

The large shaped conservatory adds an extra dimension to this bungalow. The size and shape means it could be utilised as two or three designated areas. The potential lounge area has a fireplace with electric fire, central dining area and finally a potential study area. Double glazed windows, access door to rear garden, tiled floor.

Outside

To the front of the property the driveway can accommodate a number of vehicles whilst the remaining garden area is well stocked with mature shrubs and bushes.

To the rear there is a patio area, good sized lawn with shaped and well stocked borders, covered pathway that leads to a second patio and a further covered seating area. The former garage (19'2" x 9'4") has been converted by the current owner into a workshop with double glazed windows and lined/insulated walls.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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.



