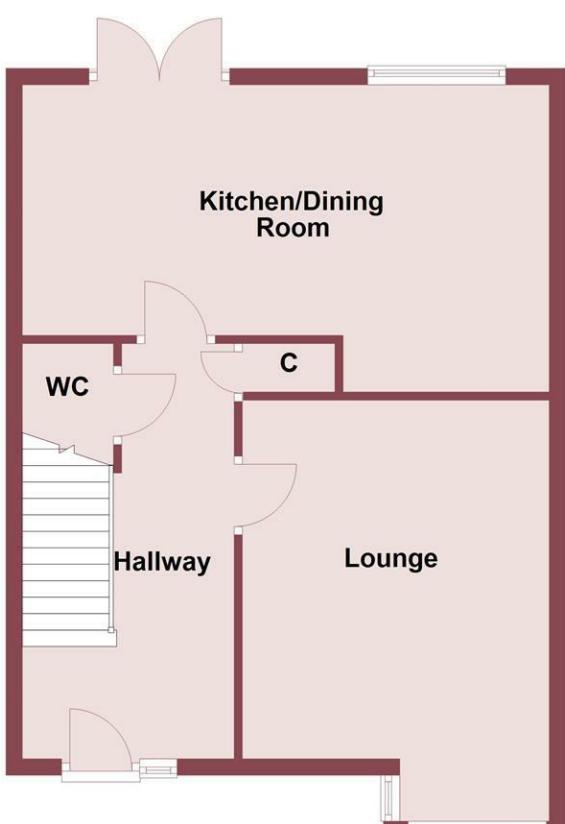
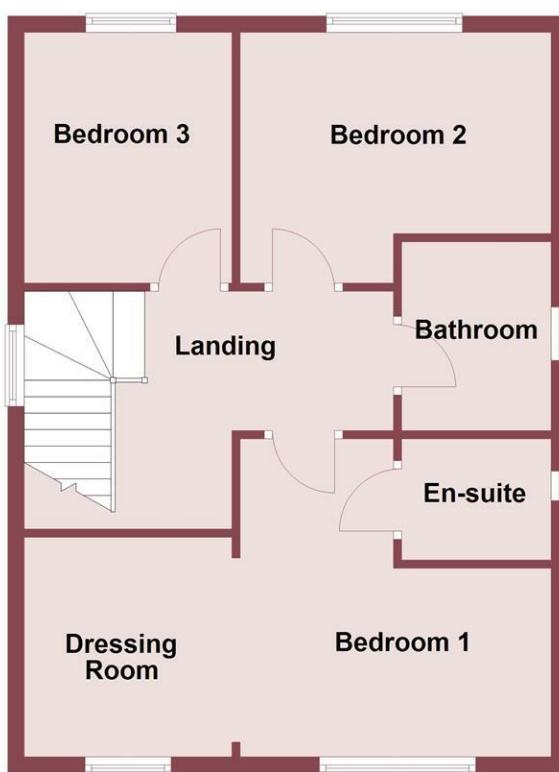




**Ground Floor**



**First Floor**



**Evergreen Drive, Ellesmere Port, CH66 2WT**

**£162,000**

3 Bedroom 1 Reception 2 Bathroom B

\*\*\*45% Shared Ownership - Beautifully Presented - Perfect For First Time Buyers\*\*\*

Hewitt Adams are delighted to offer to the market for sale this three double bedroom, detached house on the newly constructed Evergreen Drive in Great Sutton. Conveniently located a short distance from excellent local amenities, good transport links and catchment area for highly acclaimed schools, Cheshire Oaks is also only a short journey away. The purchaser would be purchasing 45% ownership of the property (100% ownership is available via staircasing) and would be a perfect starter home for first time buyers.

In brief the accommodation comprises; =Entrance hallway, WC, lounge, open plan kitchen/diner. To the first floor there are three bedrooms - The master bedroom affords an ensuite and dressing area. There is also a beautifully fitted family bathroom.

Externally, to the front of the property there is a driveway providing off road parking for three cars, low maintenance front garden laid with bark, gated access leading to the garden.

The rear garden is laid to lawn with a large patio area and secure boundaries.

Viewing is essential to fully appreciate everything this home has to offer.

### Entrance Hall

17'02 x 6'10 (5.23m x 2.08m)

Composite front door to hallway, stairs to first floor, central heating radiator, storage cupboard, doors to;

### WC

6'03 x 2'11 (1.91m x 0.89m)

Window to side aspect, central heating radiator, WC, wash hand basin.

### Lounge

16'04 x 11'07 (4.98m x 3.53m)

Bay window to front elevation, central heating radiator.

### Kitchen/Diner

18'11 x 12'00 (5.77m x 3.66m)

An open plan area with a range of wall and base units with complementary work surfaces incorporating one and half sink and drainer, double oven, gas hob, integrated fridge and freezer, space and plumbing for washing machine, inset spotlights, central heating radiator, window to rear aspect, French doors to rear.

### Landing

Window to side aspect, bookcase, loft access hatch, doors to;

### Bedroom 1

16'09 x 13'04 (5.11m x 4.06m)

Two windows to front elevation, two central heating radiators, dressing area, door to ensuite.

### Ensuite

7'03 x 4'03 (2.21m x 1.30m)

Comprising WC, wash hand basin, shower cubicle, window to side aspect, heated towel radiator, inset spotlights.

### Bedroom 2

11'00 x 10'10 (3.35m x 3.30m)

Window to rear elevation, central heating radiator.

### Bedroom 3

7'11 x 7'06 (2.41m x 2.29m)

Window to rear elevation, central heating radiator.

### Bathroom

6'11 x 5'11 (2.11m x 1.80m)

A beautifully fitted bathroom comprising WC, wash hand basin, bath with shower over, heated towel radiator, window to side elevation, inset spotlights.

### Additional Information

The property is leasehold, there is 245 years remaining on the lease.

100% ownership is available via staircasing, however the current asking price is for 45% shared ownership.

The property was originally a four-bedroom home, with the fourth bedroom now used as a dressing room, which could be converted back if required.

