



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

54 Cromwell Road, Ellesmere Port, CH65 4AA

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Asking Price £185,000

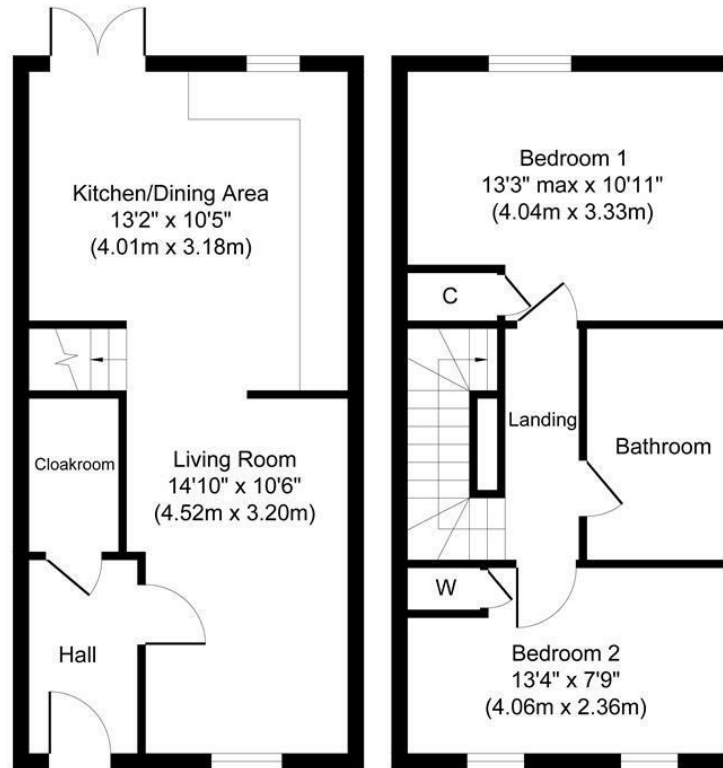
We are pleased to offer to the market this two bedroom, mid-terrace house. This home offers various opportunities but would possibly be best suited as a starter home or a useful addition to a rental portfolio.

Being of modern construction, the property features gas central heating, double glazed windows, modern kitchen, bathroom and cloakroom. Added to this is ease of maintenance gardens and two allocated parking spaces.

Situated on the periphery of the town centre which in turn, offers a wide selection of amenities and facilities.

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**Ground Floor**  
**Approximate Floor Area**  
**380 sq. ft**  
**(35.30 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**380 sq. ft**  
**(35.30 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.  
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**Hall**

Front entrance door leads to hall with central heating radiator.

**Cloakroom**

Low level WC, pedestal wash basin, central heating radiator.

**Open Plan Living at its best**

**Living Room**

14'10" x 10'6"  
Double glazed window to front elevation, central heating radiator. Opening into:-

**Kitchen/Dining Area**

13'2" x 10'5"  
Fitted with a comprehensive range of wall, base and drawer units, integrated fridge freezer, high-level oven, four burner gas hob with extractor over, stainless steel sink unit. French doors giving access to the rear garden, double glazed window to rear, staircase to first floor.

**First Floor**

Staircase leads from kitchen/dining area to first floor landing with central heating radiator.

**Bedroom One**

13'3" max x 10'11"  
Cupboard housing central heating Valiant boiler, double glazed window to rear elevation, central heating radiator.

**Bedroom Two**

13'4" x 7'9"  
Two double glazed windows to front elevation, central heating radiator, built-in wardrobe, loft access.

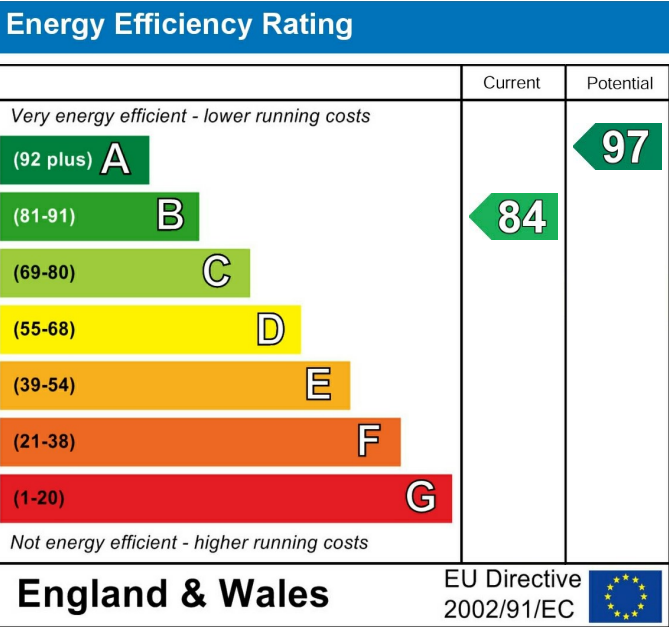
**Bathroom**

A modern three piece suite in white comprising; panel bath with shower over and shower screen, low level WC, pedestal wash basin, tiled splashbacks, ladder style towel rail, recessed lighting, extractor fan.

**Outside**

To the front there is allocated parking for two vehicles and a small lawn area with artificial grass.

To the rear, there is a paved patio area, good sized lawn area finished in artificial grass, raised flowerbeds with an additional raised patio and side gate 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.













