



Naylor Road, Ellesmere Port
, CH66 1SD

Offers Over £99,750



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HERE TO GET *you* THERE

Naylor Road, Ellesmere Port

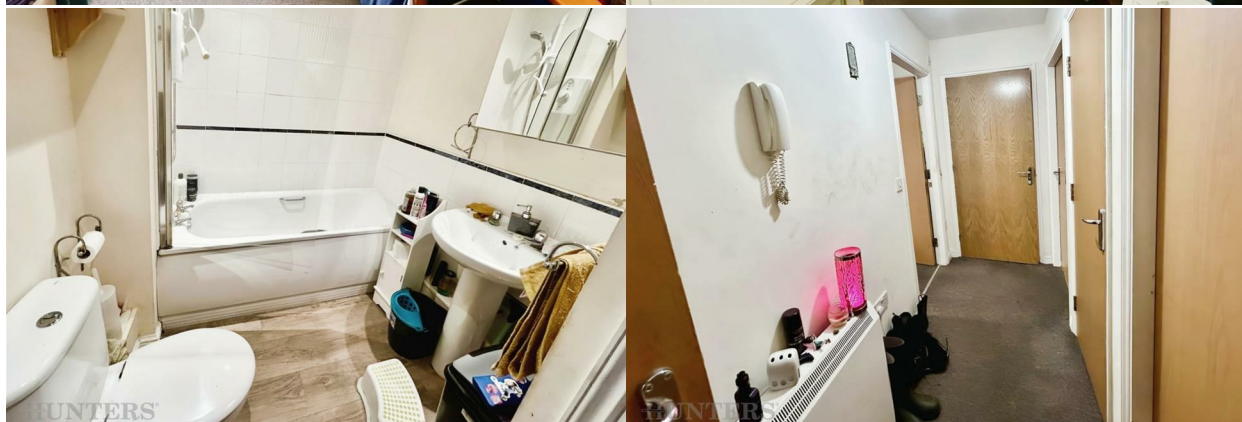
DESCRIPTION

Calling all First Time Buyers and Buy to Let Landlords!

We are pleased to be able to offer to the market this second floor purpose built apartment in the general area of Rivacre.

The property offers double glazed two bedroom accommodation which is heated via electric storage style heaters. The open plan lounge/diner/kitchen area with its Juliet balcony is a key feature of this property.

There are a range of local shops that service this area whilst a more comprehensive range are available locally.



ROOMS

Communal entrance hall leads to the property.

Hall

Store cupboard, wall mounted electric heater, loft access.

Open plan lounge/diner/kitchen area

Lounge area (approximately) 13'11" x 10'6" - Glazed three quarter door with Juliet balcony and wall mounted heater.

Dining area 10'5" x 6'1" - Double glazed window and electric wall mounted heater.

Kitchen 9'0" x 7'3" - Fitted with a range of base and wall units with contrasting work surfaces. Integrated four burner electric hob with extractor above and oven below. Plumbing for automatic washing machine and space of fridge freezer.

Bedroom One

11'3" x 10'11"

Double glazed window and electric wall heater.

Bedroom Two

12" x 8'4"

Double glazed window and electric wall heater

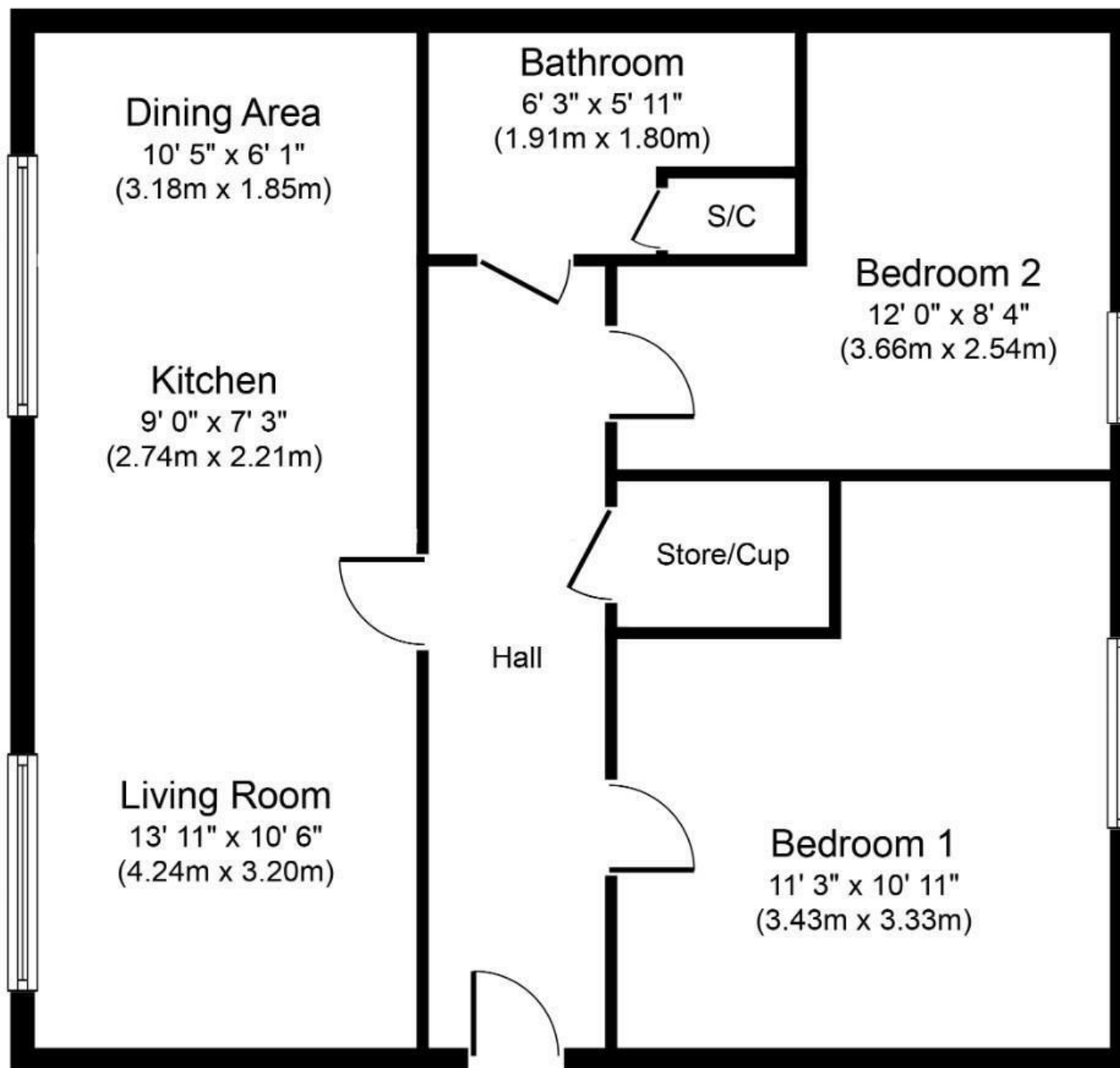
Bathroom

6'3" x 5'11"

Three piece suite in white incorporating of panel bath with electric shower and shower screen, pedestal wash basin, low level w.c., tiled splashback, airing cupboard and electric wall cupboard.

Outside

We have been advised that there is one allocated parking space.

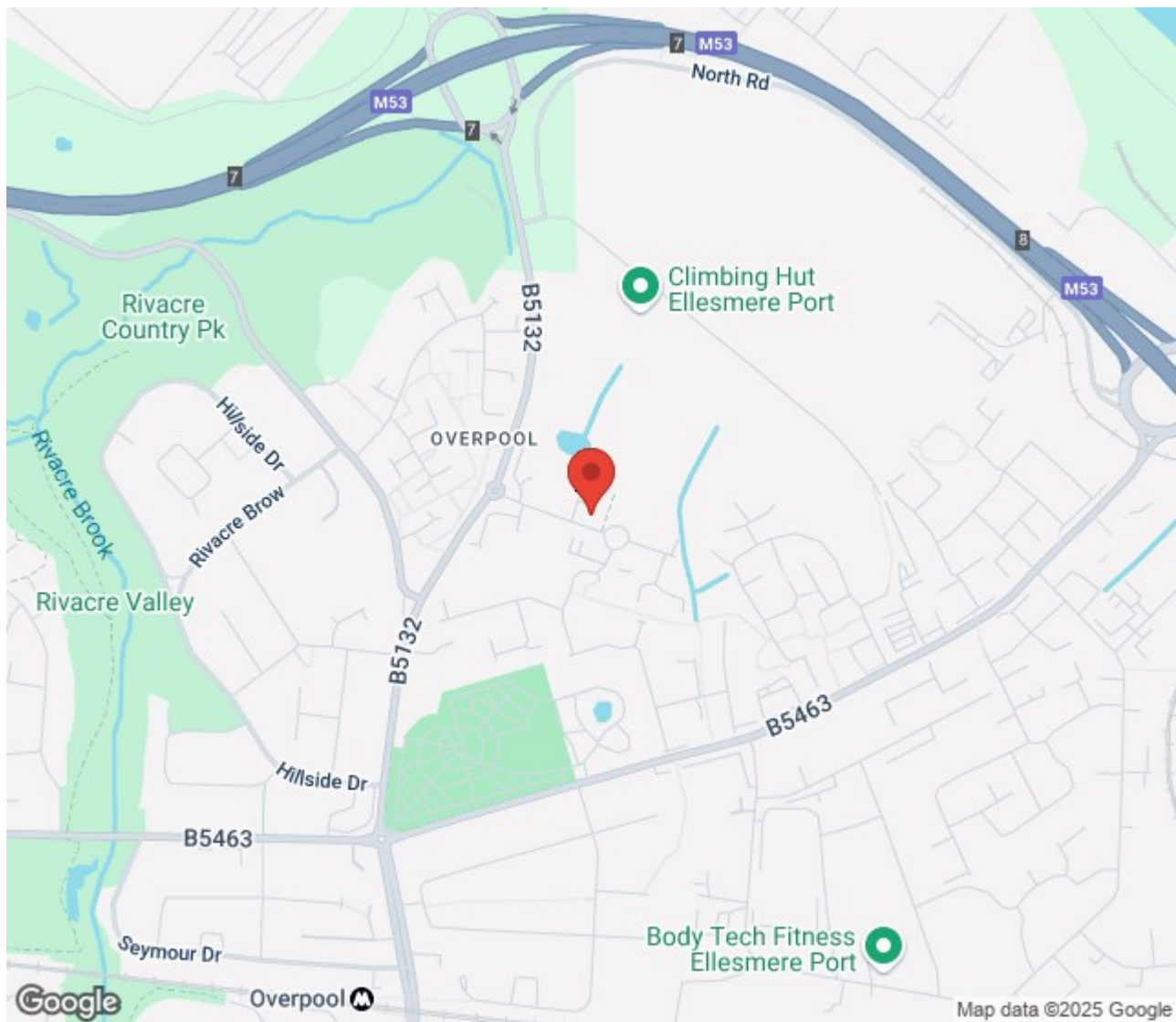


Approximate Floor Area
826 sq. ft.
(76.7 sq. m.)


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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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 	

Thinking of Selling?

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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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.