



GRAYLING AVENUE

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31 Grayling Avenue, Ellesmere Port, CH66 1UD

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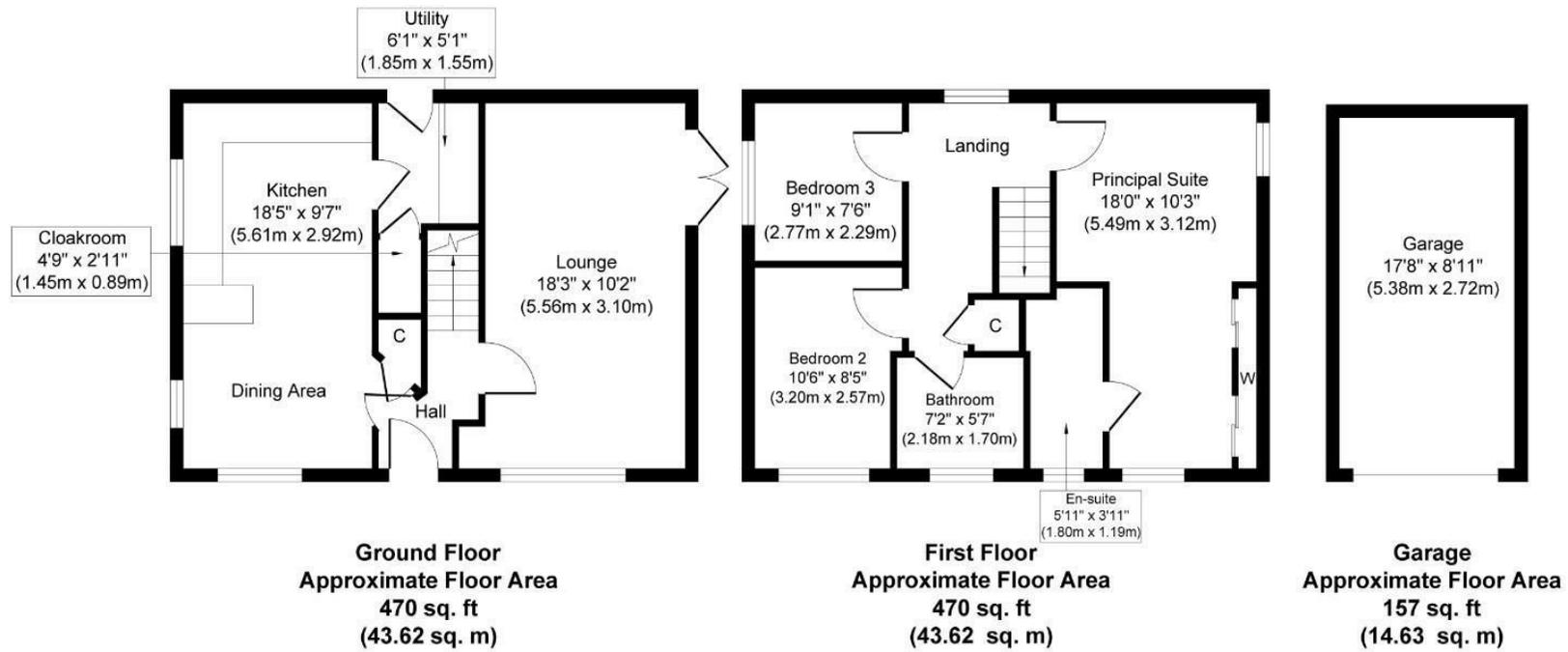
Offers Over £280,000

Calling all serious purchasers. We are pleased to bring to the market what must be one of the best presented family homes we have seen for a while. The house is a real credit to the current owners and offers ready to move in to accommodation.

This three bedroom detached home is being offered with No Onward Chain, occupying a corner plot within this now established, modern development. The property offers all the features expected including central heating, double glazed windows, ensuite to principle suite, modern kitchen and bathroom. However, in addition there is also fitted Venetian style blinds, wardrobes to the principle suite second bedroom and landscaped ease of maintenance rear garden.

The area offers local shops, access to public transport, the M53 motorway network which opens up to the wider surrounding centres of commerce including Cheshire Oaks.

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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

Laminate flooring, central heating radiator, stairs to first floor.

Lounge

18'3" x 10'2"

A bright and airy room with double glazed window to front elevation and French doors leading out to the rear garden, central heating radiator.

Kitchen/Dining Area

18'5" x 9'7"

This really is the focal point of this home. The kitchen is extensively fitted with a range of wall and base units with a peninsular extension, creating the separation between the two areas. The units are finished in a high gloss white with contrasting graphite coloured worktops above. Integrated appliances include four burner gas hob, extractor above and oven below, fridge freezer, one and a half bowl stainless steel sink unit with contemporary mixer/shower tap, recessed spotlights, three double glazed windows to the front and side elevations, two central heating radiators, additional store cupboard.

Utility Room

6'1" x 5'1"

The wall and base units match those of the kitchen theme with a high gloss finish and contrasting worktops, plumbing for automatic washing machine, side external access door and further door into:-

Cloakroom

4'9" x 2'11"

Low level WC, wash hand basin, extractor fan, central heating radiator.

First Floor

Staircase leads from hall to first floor landing with double glazed window to rear elevation, central heating radiator and loft access.

Principle Suite

18'0" x 10'3" narrowing to 5'11"

This 'L' shaped room has a quality feel with a large area for the bed extending to a dressing area that has a range of wardrobes, two double glazed windows to front and side elevations, two central heating radiators. Door into:-

Ensuite

5'11" x 3'11"

Double size shower cubicle with tiled walls, pedestal wash basin, low level WC both with tiled splashbacks, central heating radiator, double glazed window to front elevation.

Bedroom Two

10'6" x 8'5"

Two double glazed windows to front and side elevations, central heating radiator.

Bedroom Three

9'1" x 7'6"

Double glazed window to side elevation, central heating radiator.

Bathroom

7'2" x 5'7"

Three piece suite in white comprising; panelled bath, pedestal wash basin, low level WC, contrasting tiled splashback, double glazed window to front elevation, central heating radiator.

Outside

The property sits on a corner plot so has an open plan garden area to the front and side together with an enclosed rear garden. The garden here has been designed for maximum enjoyment and minimum maintenance. The garden is divided between a stone patio and artificial lawn area. There is a gate that leads to the rear garden and garage (17'8" x 8'11").

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

