

HUNTERS®
HERE TO GET *you* THERE

1 Two Acre Grove, Ellesmere Port, CH66 2SD

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Asking Price £250,000

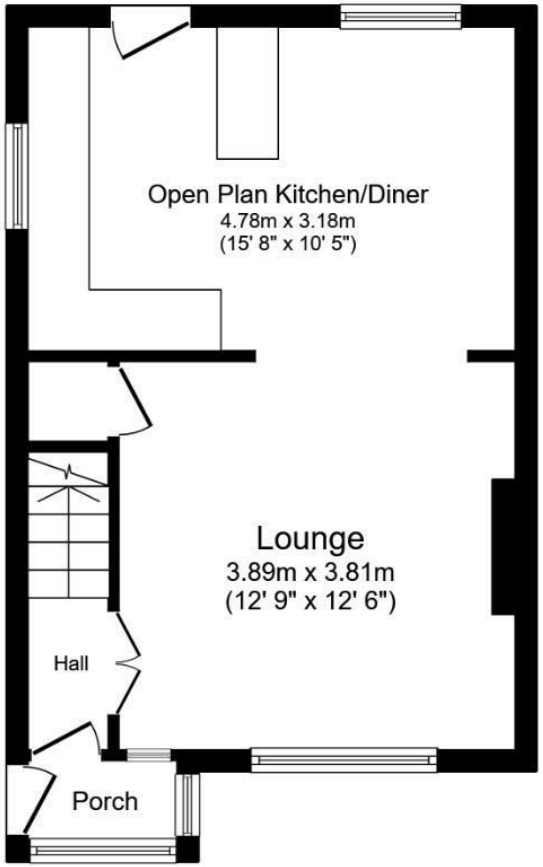
If you are looking for what is a nearly new home cosmetically, then look no further. The current owner has invested considerably with hard work, imagination and financial input. The result is “WOW”, what a turn-key property, ready for its new owner to enjoy.

Here is a snippet of what has been done; new kitchen, new bathroom, new windows, central heating, redecoration throughout, new flooring, new facias and soffits.

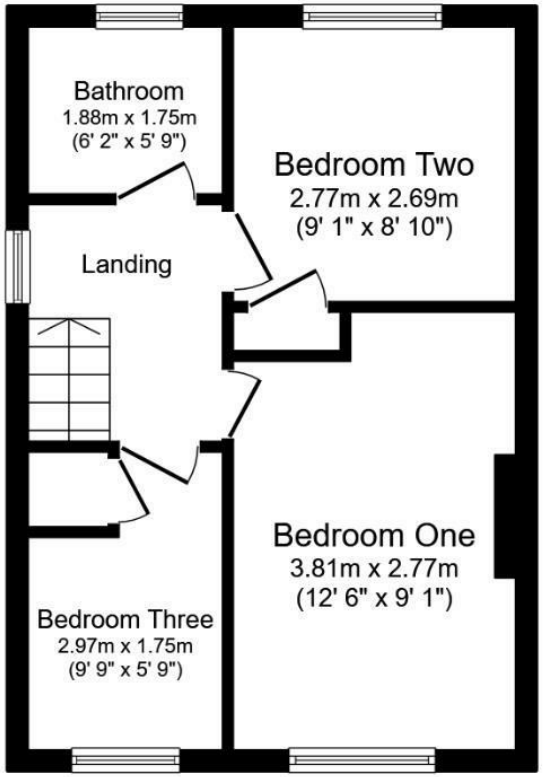
In addition, the property enjoys a cul-de-sac position, good off-road parking and enclosed rear garden. The location is a respected residential area with the general area offering most day-to-day requirements for you and your family. Now, just pick up the phone and dial 0151 339 2465 and make that appointment to view.

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Ground Floor



First Floor

Total floor area: 69.0 sq.m. (742 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Entrance Porch
Updated area to greet your guests with ample space for shoes and coats.

Entrance Hall
New flooring, central heating radiator, stairs to first floor.

Lounge
12'9" x 12'6"
A cosmetic fire surround and acoustic wall covering creates an attractive focal point to this family room. Double glazed window with blinds to front elevation, central heating radiator, new carpet.

Open Plan Kitchen Diner
15'8" x 10'5"
The current owners have really created the "Wow" factor with this redesigned family area. The modern coloured kitchen has a good selection of wall and base units with a number of integrated appliances including hob, extractor, oven, fridge freezer and washing machine. Brand new Worcester central heating boiler, tiled floor, recessed splotlights. Double glazed window to side and rear elevations, part glazed door provides access to the garden. New flooring, central heating radiator.

First Floor
Staircase leads from hall to first floor landing with double glazed window with blinds to side elevation, new carpets. Loft access.

Bedroom One
12'6" x 9'1"
Double glazed window with blinds to front elevation, central heating radiator, new carpet.

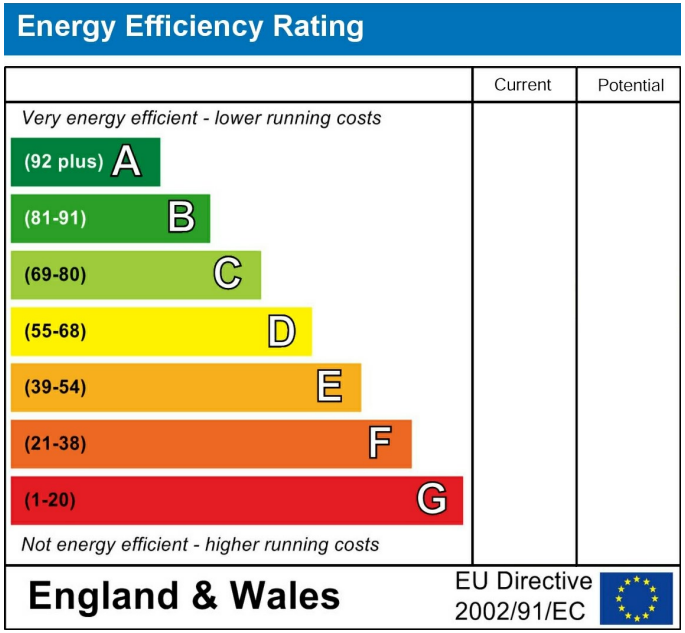
Bedroom Two
9'1" x 8'10"
Double glazed window to rear elevation, central heating radiator, new carpets. Store cupboard.

Bedroom Three
9'9" x 5'9"
Double glazed window with blinds to front elevation, central heating radiator, new carpet, store cupboard.

Bathroom
6'2" x 5'9"
Like the kitchen, this is another "Wow" area. An integrated suite in white comprising; bath with shower over, shower screen, vanity unit with inset sink, low level WC, tiled walls and floor, heated ladder towel rail, double glazed window to rear elevation.

Outside
To the front there is a long driveway leading to the garage as well as potential additional parking to the front. New fence panels line the driveway.

To the rear there is an enclosed rear lawned are which is longer than expected.



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.

































