



14
Rosepond

HUNTERS[®]

HERE TO GET *you* THERE

14 Grindley Gardens, Ellesmere Port, CH65 9BU

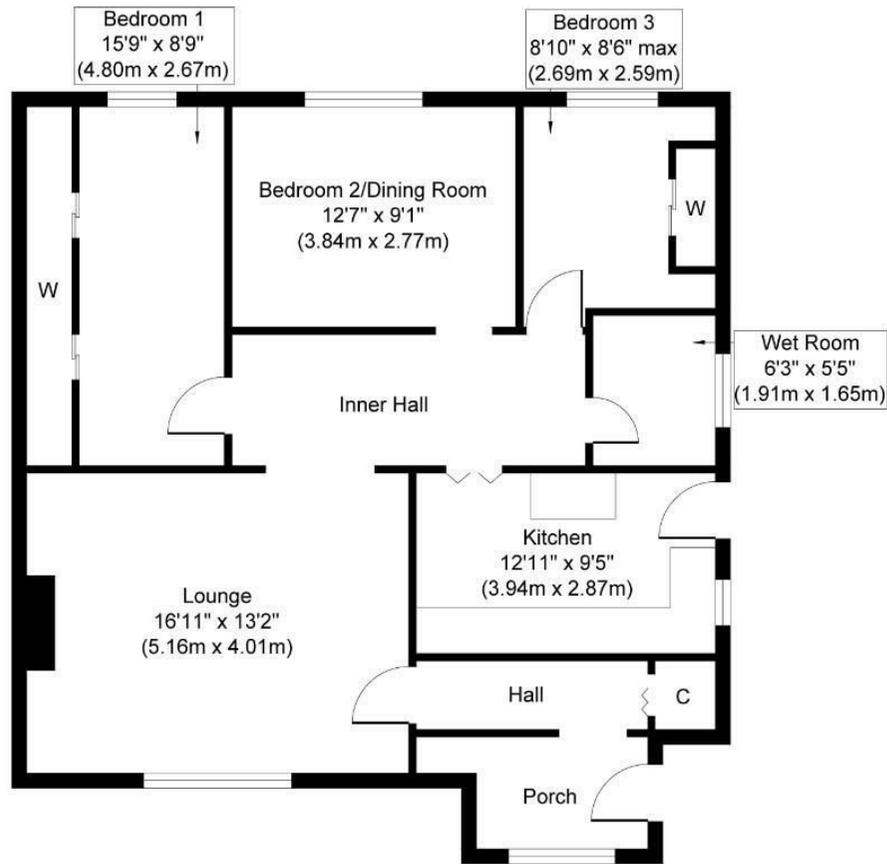
14 Grindley Gardens, Ellesmere Port, CH65 9BU

Asking Price £240,000

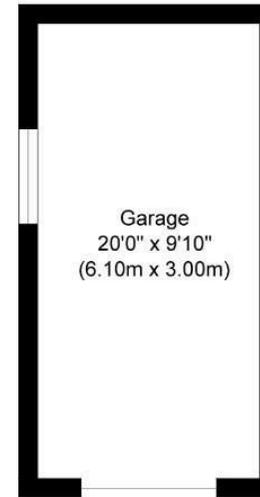
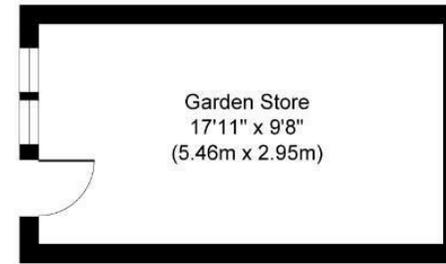
We are genuinely pleased to offer to the market this immaculately presented, two/three bedroom semi-detached bungalow. Viewing this property from the road does not highlight how spacious and versatile this home actually is. The property has all the modern attributes such as central heating, double glazed windows, modern fitted kitchen and quality wet room conversion but in addition, there is an imprinted coloured driveway leading to a single garage via a carport that could house a number of vehicles.

The property sits in a small cul-de-sac of similar properties within an established and respected residential area. The property is well positioned to take advantage of Cheshire Oaks whilst the area is served by a selection of local shops.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
littlesutton@hunters.com | www.hunters.com



Approximate Floor Area
912 sq. ft
(84.69 sq. m)



Outbuilding
Approximate Floor Area
370 sq. ft
(34.36 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.

Hall

Large extended entrance hall with double glazed window to front elevation, cloaks cupboard and central heating radiator.

Lounge

16'11" x 13'2"

Marble effect fire surround with half and inset fire provide the focal point of this spacious room. The large double glazed picture window to the front elevation ensures natural light floods into this space. Central heating radiator. Archway through to inner hall.

Kitchen

12'11" x 9'5"

Fitted with an extensive range of wall and base units in a high gloss finish, complimented by the marble effect work surfaces above. Inset four burner gas hob with extractor above and oven below. Integrated fridge, recess for integrated washing machine. Double glazed window and side access door.

Bedroom One

15'9" x 8'9"

Fitted with full length wardrobes, central heating radiator, double glazed window to rear elevation.

Bedroom Two/Dining Room

12'7" x 9'1"

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

8'10" x 8'6" max

Fitted wardrobes extending over bed storage. Central heating radiator, double glazed window to rear elevation.

Wet Room

6'3" x 5'5"

Tastefully converted from a bathroom to a full wet room, MIRA shower, wash hand basin, WC, tiled walls, ladder towel rail, recessed spotlights, double glazed window to side elevation.

Outside

The property is accessed via double wrought iron gates to a coloured imprinted driveway extending to footpaths to the front and rear. The remaining front garden is laid to lawn. The driveway also features a carport running the width of the property leading to the single garage (20'0" x 9'10") with up and over door, power and light. In addition, there is another garden store (17'11" x 9'8") which would make an ideal space for storing lawnmowers, garden furniture etc. The rear garden area enjoys a patio, lawn area and well stocked borders.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(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.









