



HUNTERS[®]
HERE TO GET *you* THERE

12 Lupus Way, Ellesmere Port, CH66 2RE

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Offers Over £230,000

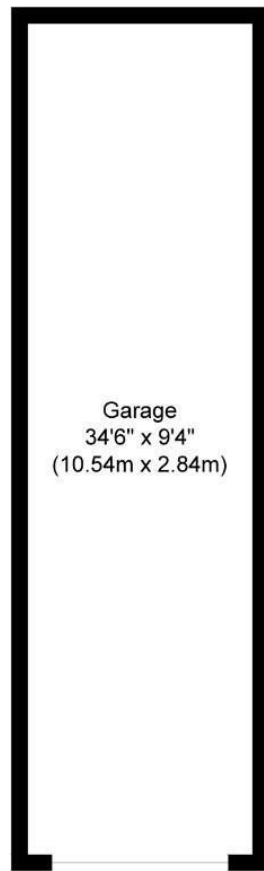
We are pleased to be able to offer to the market this much improved, family home being situated in an ever popular residential area.

Some but not all of the key features include; double glazed windows with the majority being fitted with blinds, gas central heating with a number of contemporary radiators, fitted kitchen, redesigned bathroom to a well appointed shower room and then there is the 34 feet garage/workshop. To the front there is an open aspect of the park area.

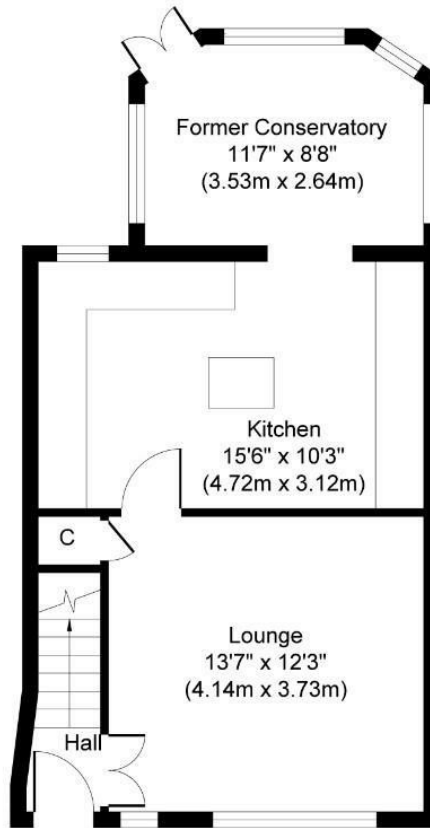
This area is well catered for amenities and facilities with schools for all ages being available locally. Public transport runs a regular timetable and provides access to the surrounding shopping areas including Cheshire Oaks.

An early viewing is strongly recommended to avoid disappointment.

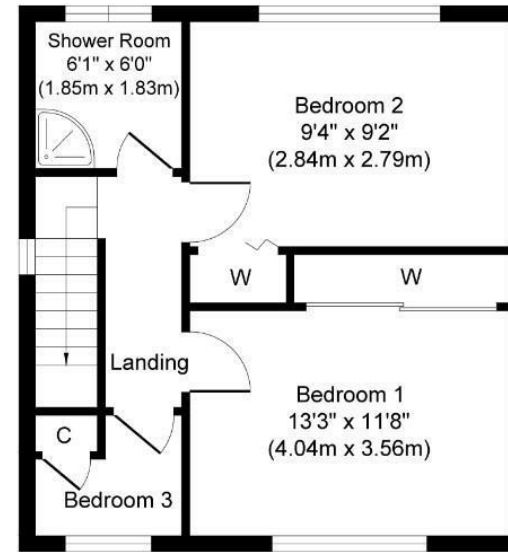
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Garage
Approximate Floor Area
322 sq. ft
(29.91 sq. m)



Ground Floor
Approximate Floor Area
467 sq. ft
(43.37 sq. m)



First Floor
Approximate Floor Area
420 sq. ft
(39.01 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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Entrance Hall

Parquet flooring, traditional style radiator, stair stairs to first floor.

Lounge

13'7" x 12'3"
Accessed via double glazed doors from the entrance hall, acoustic feature wall, parquet flooring, two double glazed windows to front elevation fitted with blinds, central heating radiator. Under stairs storage cupboard. Door leads to:

Kitchen

15'6" x 10'3"
Modern fitted kitchen with a range of wall and base units finished in black with brass coloured furniture. A central island with granite worktop create an additional feature to this room. Four burner gas hob, extractor over, double oven, one and a half bowl sink unit. A Hisense freestanding fridge freezer is also remaining, would effect clay tiled flooring, double glazed window with fitted blinds overlooked the rear garden. The kitchen leads straight into the:

Former Conservatory

11'7" x 8'8"
This room has been converted to enable full-time use as a dining room. Double glazed windows, French doors to rear garden, would effect clay tiled flooring, traditional style radiator.

First Floor

Staircase leads from hall to first floor landing with wrought iron handrail, double glazed window to side elevation. Loft access with pulldown ladder.

Bedroom One

13'3" x 11'8"
Double glazed window with blinds to front elevation, double door fitted wardrobes, central heating radiator.

Bedroom Two

9'4" x 9'2"
Wardrobe recess, double glazed window with blinds to rear elevation, central heating radiator.

10'1" reducing to 7'1" x 6'8"
Wardrobe recess, double glazed window with blinds to front elevation, central heating radiator.

Family Shower Room

6'1" x 6'0"
Refurbished to include a generous corner shower, vanity unit with inset sink and low-level WC, heated towel rail, double glazed window to rear elevation.

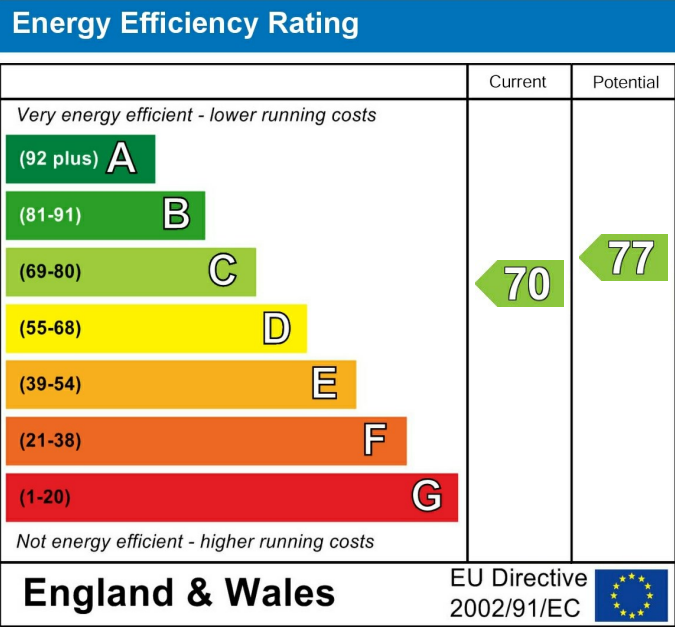
Outside

To the front of the property there is a brick wall and entrance gate. The driveway can accommodate approximately two cars but open the timber gates and the driveway extends to the side of the property and ultimately the garage. The remaining area is laid to lawn with flower borders.

The rear garden has been laid to gravel for ease of use with a raised decking area and pagola above.

Garage/Workshop

34'6" x 9'4"
A fantastic space for a workshop, classic car storage et cetera power and light up and over door and rear access door.



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.



