



Walkers Lane, Ellesmere Port

Cheshire, CH66 1PN

£184,950



HUNTERS[®]
HERE TO GET *you* THERE

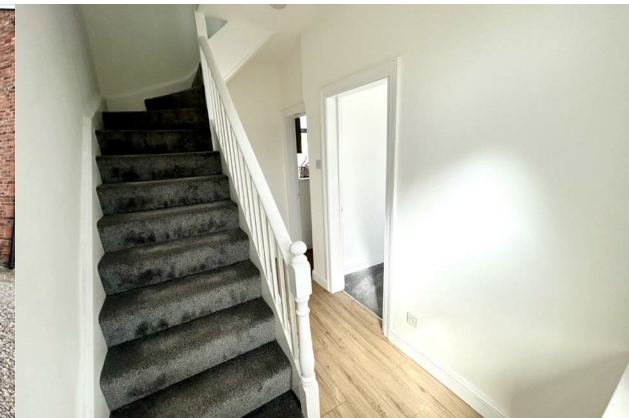
Walkers Lane, Ellesmere Port

DESCRIPTION

****NO CHAIN**** Hunters are pleased to offer to the market this newly refurbished end row house that would be perfect for either first time buyers, young families or those looking to downsize. Situated in the popular area of Little Sutton, this property offers an extensive range of amenities, facilities and public transport links including the renowned M53 motorway providing access to surrounding areas of commerce. Accommodation briefly comprises:- Hall, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms and Bathroom. Externally there is a garden to front as well as a yard to rear with shared access to further hardstanding. Additionally, to the front of there is parking for few vehicles.

Early viewing highly advised to avoid disappointment!

Agents notes: The work undertaken includes roof, electrical, new boiler, new kitchen, new bathroom and a program of redecoration. The vendor has confirmed they have all the relevant paperwork for these works.



ROOMS

Entrance
Front Entrance door leads to :-

Hall
Staircase to first floor, under-stair cupboard

Lounge
12'2" to bay x 11'9"
Bay window to front elevation, central heating radiator.

Dining Room
11'5" x 9'11"
Central heating radiator, window to rear, open access through to:-

Kitchen
10'2" x 6'4"
High gloss wall and base units with contrasting wood effect work tops. 4 ring burner hob and extractor hood above, built in oven and cream tiling to splashback areas. Plumbing for automatic washing machine and wall mounted boiler. Door to rear garden.

First Floor
The staircase leads from Hall to first floor landing with loft access.

Bedroom One
11'10" (to widest point) x 9"
Central heating radiator, window to front, grey carpet and storage cupboard

Bedroom Two
8'5"(to widest point)x 10'1"
Central heating radiator, grey carpet and window to rear.

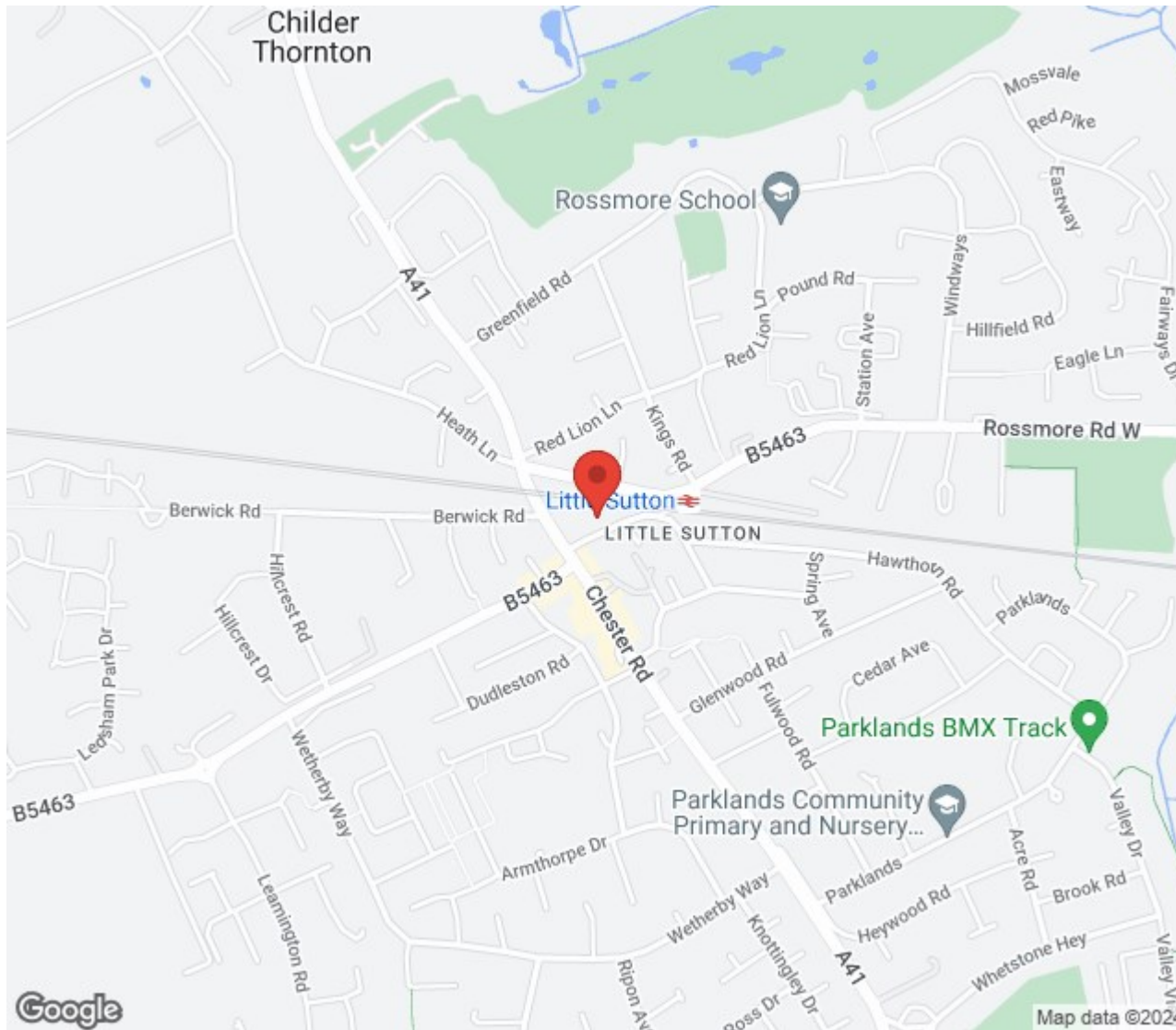
Bedroom Three
6'7" x 9'7"
Central heating radiator, grey carpet and window to rear.

Bathroom
5'11" (to widest point)x 7'11" (to widest point)
Presented with suite in white comprising panel bath with shower over and glass shower screen. Wash hand basin with mirrored cabinet above and low level flush w.c.. Heated towel rail and window to front.


Outside
Front chipping forecourt with parking for up to two cars. Pedestrian path to front door. Garden area to front. Rear walled yard. Shared access to further hardstanding at rear.







ENERGY PERFORMANCE CERTIFICATE

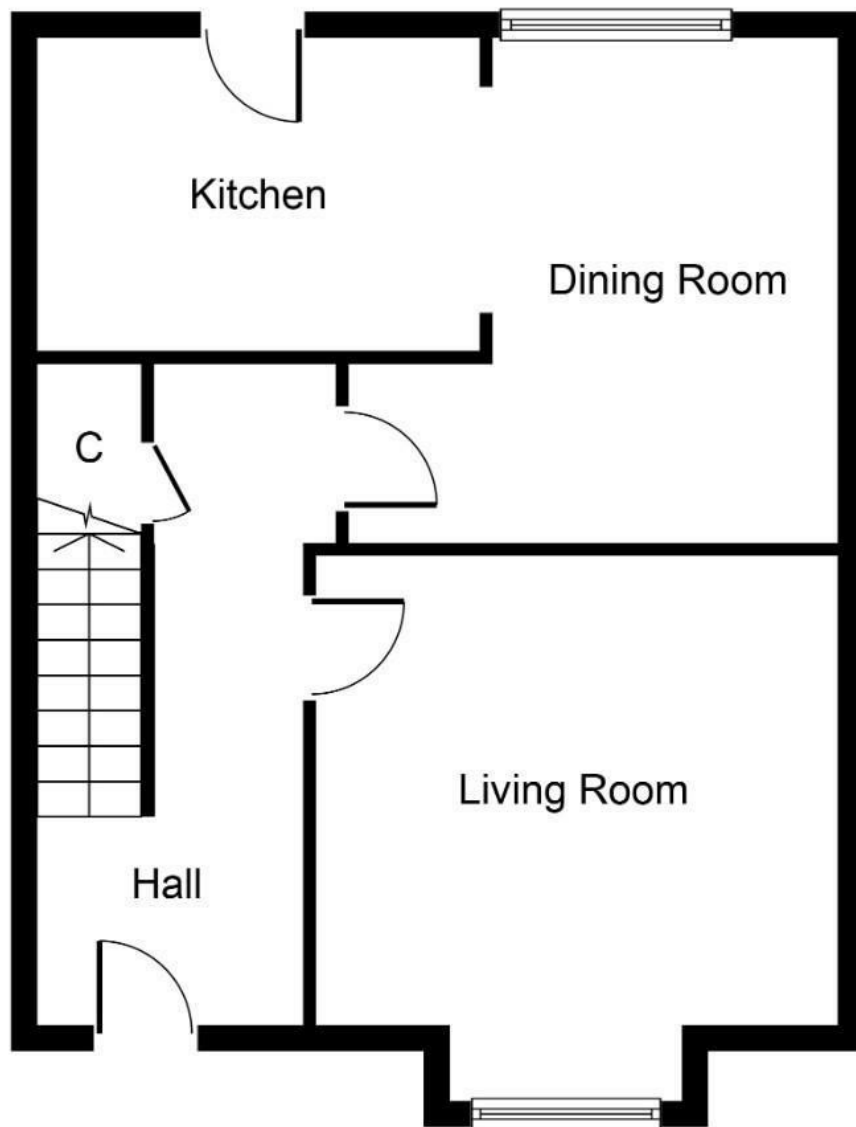
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Thinking of Selling?

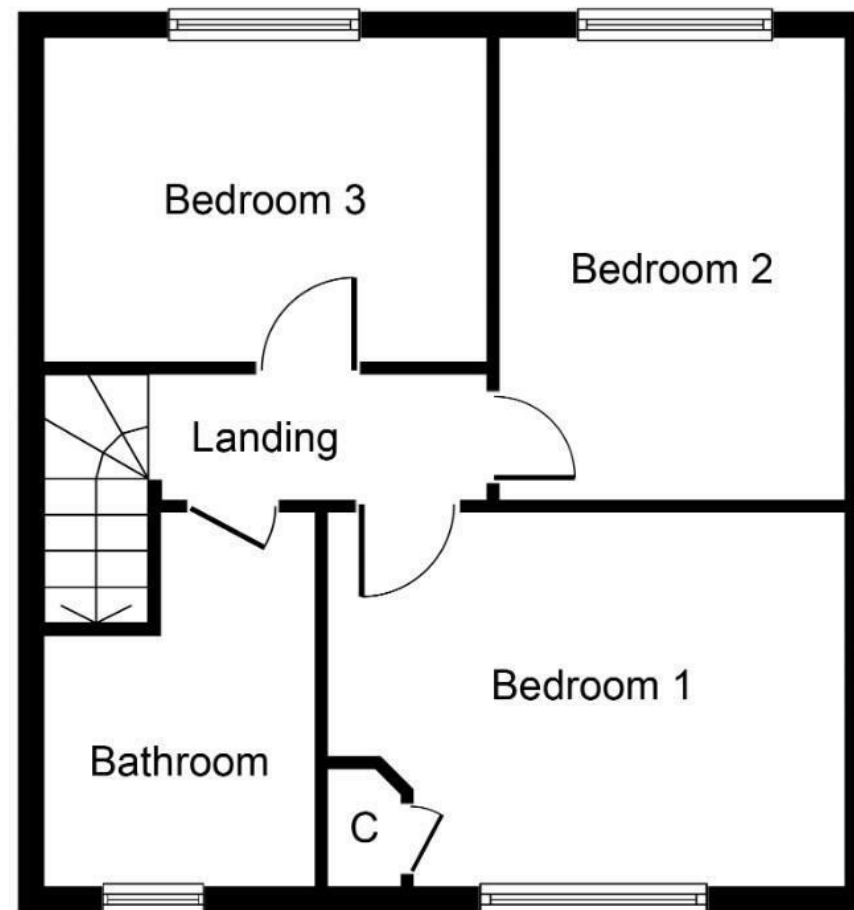
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Ground Floor



First Floor

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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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.