



Walkers Lane, Ellesmere Port

Cheshire, CH66 1PN

£184,950



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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)

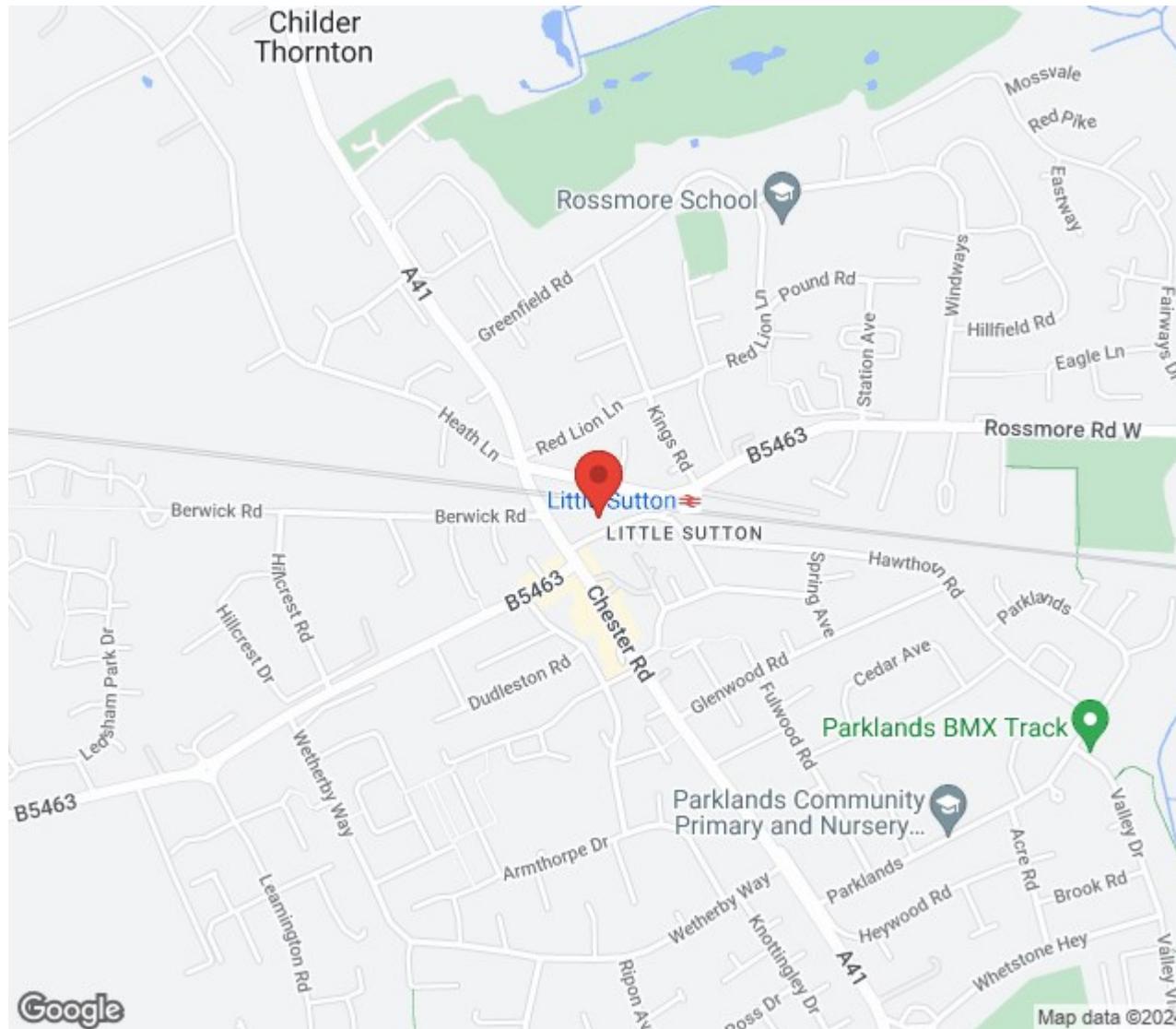
Presented with suite in white comprising panel bath with shower over and glass shower screen. Wash hand basin with mirrored cabinet above and low level flush w.c.. Heated towel rail and window to front.

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.





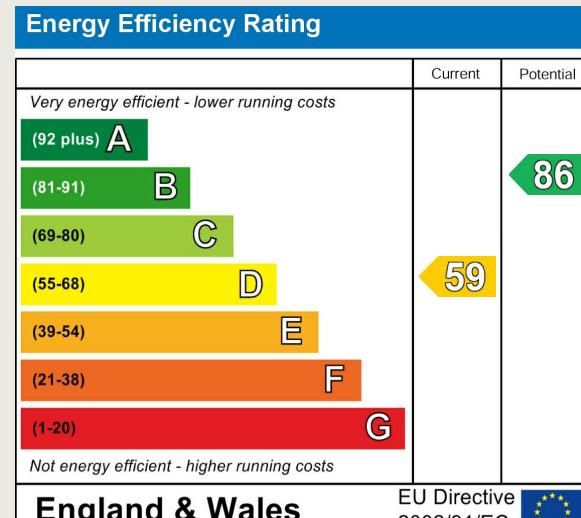


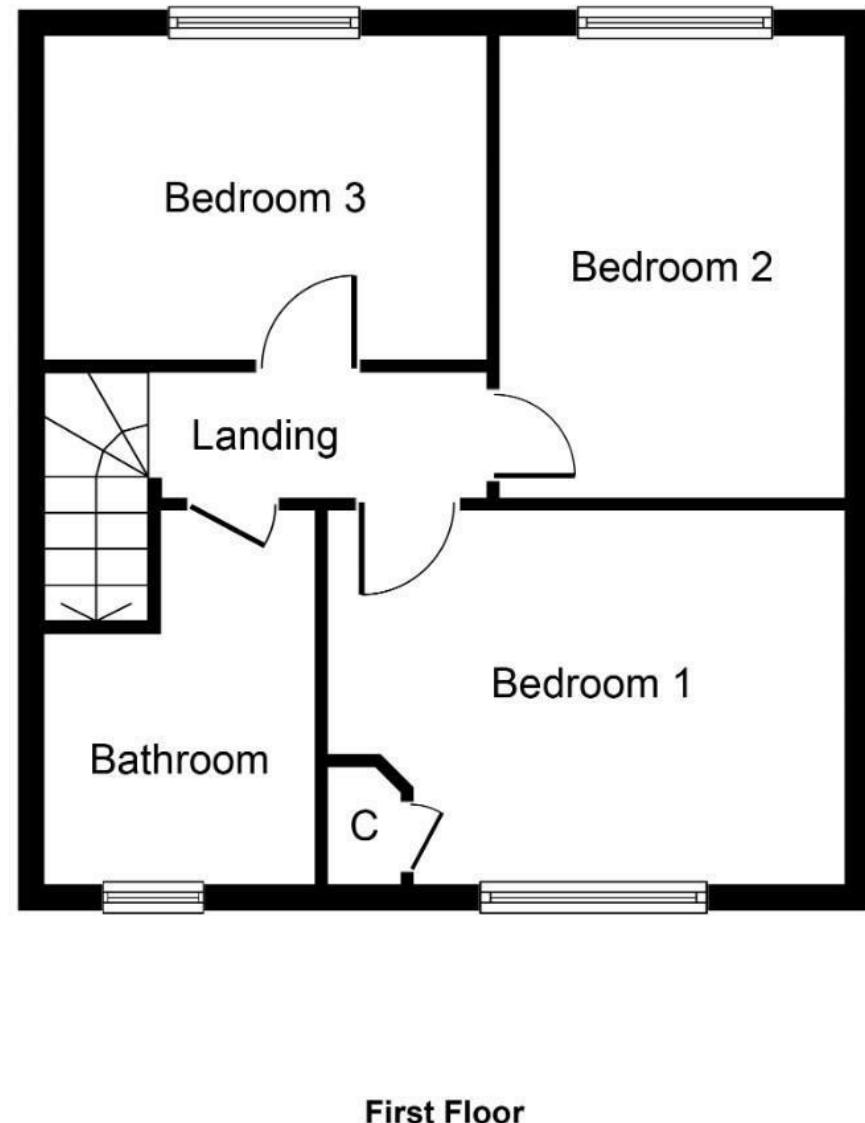
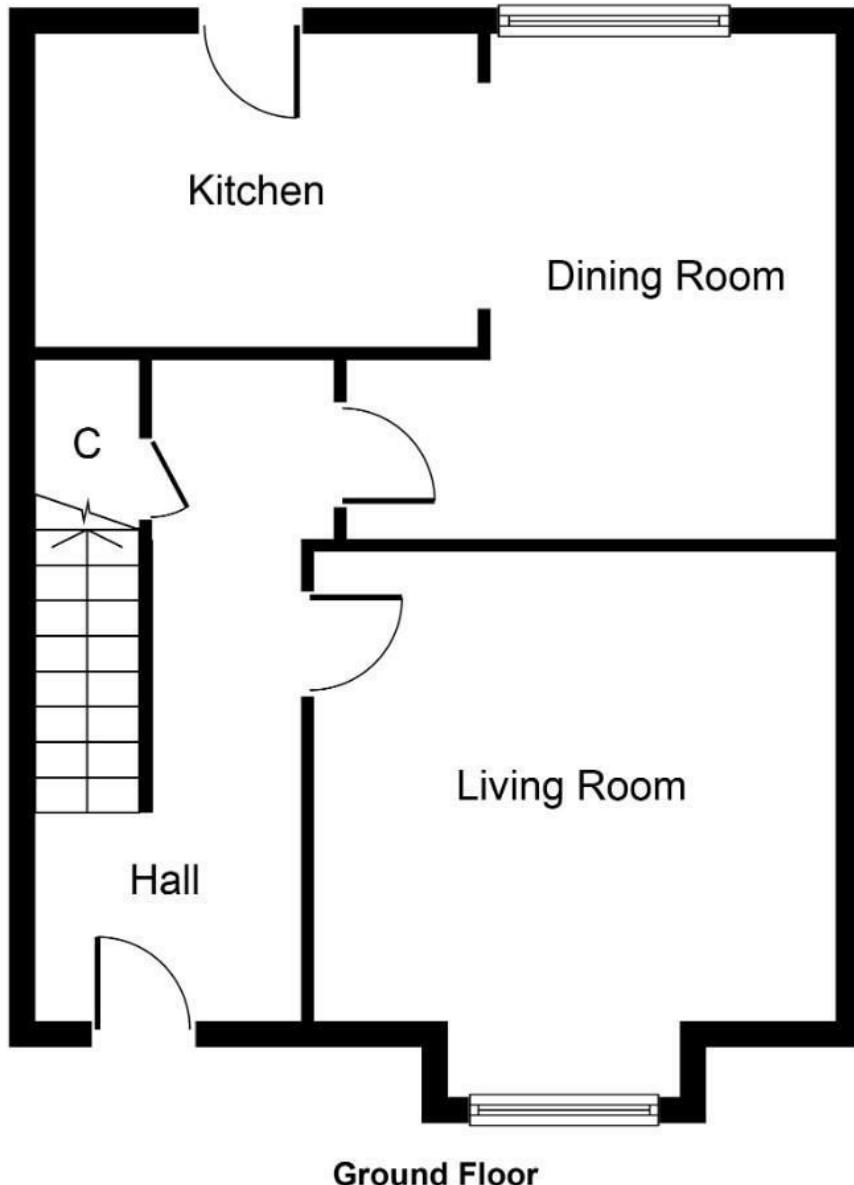
Thinking of Selling?

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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ENERGY PERFORMANCE CERTIFICATE





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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