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49 Princeton Way, Ellesmere Port, CH65 8AH

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Asking Price £225,000

We are pleased to bring to the market this modern townhouse, which offers all the attributes expected for todays living requirements. The property is finished to a high standard and offers ready to move into accommodation.

The relatively new development sits on the outskirts of both Ellesmere Port and Whitby and can in turn take advantage of the amenities and facilities offered by both.

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Entrance Hall

Laminate flooring, central heating radiator, stairs to first floor.

Cloakroom

3'1" x 5'4"

Two piece suite to include low level WC and wash hand basin, half panelled walls, laminate flooring, central heating radiator.

Lounge

16'3" x 11'10"

A nice bright room with two double glazed windows to front and side elevations, laminate flooring, central heating radiator.

Kitchen/Diner

10'6" x 15'1"

Fitted with a comprehensive range of both wall and base units, plumbing for automatic washing machine, four burner gas hob, oven, extractor fan, stainless steel sink unit, tiled floor, French doors and double glazed window to rear garden, central heating radiator, under stairs cupboard.

First Floor

Staircase leads from hall to first floor landing with loft access, central heating radiator and store cupboard.

Bedroom One

13'10" x 8'6"

Double glazed window with venetian blind to front elevation, central heating radiator, built in mirrored wardrobe.

Ensuite

4'6" x 8'6"

Low level WC, wash hand basin, walk-in large shower cubicle with tiled walls, tiled floor, shaver point, double glazed window, central heating radiator.

Bedroom Two

10'3" x 8'6"

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

8'9" x 6'4"

Double glazed window to front elevation, central heating radiator.

Bathroom

5'7" x 6'4"

Three piece suite in white comprising panel bath with mixer taps, low level WC, wash hand basin, tiled splashbacks, extractor fan, double glazed window to rear elevation, central heating radiator.

Outside

Small lawned area to the front and side with parking to the rear for two vehicles. The rear garden enjoys a good level of privacy and is bounded by both timber fencing and high level brick wall, rased decking area, shaped lawn and developing borders.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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.









