



Girton Close, Ellesmere Port, Cheshire. CH65

£160,000



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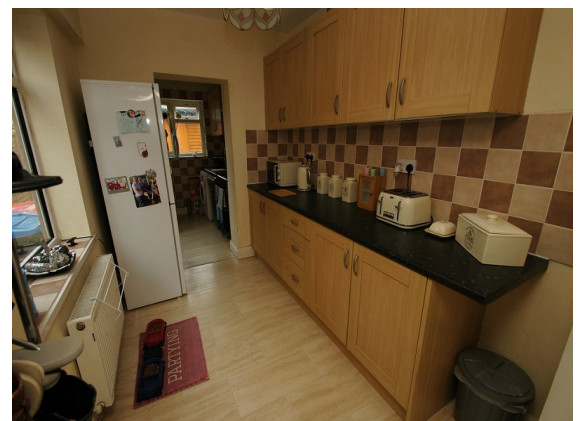
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ESTATE AGENTS



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Normal
£160,000

Are you ready to make your dream home a reality? Look no further! This immaculate property at 15 Girton Close is now on the market and ready to welcome its new owners. Ideal for all types of buyers. Spacious accommodation throughout. Town centre location allows easy commuter access with access to the m53 motorway links, with train station and bus station within 0.5 mile, 2 miles from popular Cheshire oaks complex.



Entrance Hall

UPVC part glazed front door opens to entrance hall. Telephone point. Double radiator. Front aspect window. Built-in cupboard housing gas meters. Tiled effect laminate flooring. Traditional staircase leads to 1st floor. Doors to lounge and kitchen.

Lounge (20' 05" x 10' 01") or (6.22m x 3.07m)

Front aspect UPVC double glazed window. Double radiator. Television point. Wooden fireplace having marble effect back and plinth housing coal effect gas fire. Carpet flooring.

Kitchen (12' 02" x 7' 08") or (3.71m x 2.34m)

The kitchen has been fitted with a range of units having beech effect fascia with black speckled working surfaces comprising 8 base units, 1 set of 3 drawers and 9 wall mounted units. 1 1/2 bowl single drainer stainless steel sink unit with mixer tap. Tiled splash backs. Rear aspect double glazed window. Space for fridge/freezer. Plumbed for washing machine, dish washer and electric oven. Double radiator. Extractor fan. Understairs cupboard housing electric trip switches, wall mounted meters and boiler. UPVC part glazed door to rear garden. Tiled effect laminate flooring.

Landing

Traditional staircase. Doors open to bedrooms and shower room. Side aspect UPVC double glazed window.

Bedroom 1 (10' 07" x 10' 01") or (3.23m x 3.07m)

Rear aspect UPVC double glazed window. Built-in wardrobe space into alcove. Dado rail. Single radiator. Carpet flooring.

Bedroom 2 (10' 09" x 9' 05") or (3.28m x 2.87m)

Front aspect UPVC double glazed window. Space for wardrobe. Single radiator. Carpet flooring.

Bedroom 3 (9' 09" x 7' 01") or (2.97m x 2.16m)

9.9 x 7.4 reducing to x 7.1

Rear aspect UPVC double glazed window. Built-in wardrobe. Dado rail. Double radiator. Carpet flooring.

Shower Room (6' 09" x 6' 09") or (2.06m x 2.06m)

The Showerroom suite is cream and comprises push button toilet and pedestal wash hand basin. Electric shower cubicle. Fully tiled walls. Extractor fan. Rear aspect obscured glazed window. Ladder style radiator.

Rear area

Paved patio area. Wooden boundary fence. Workshop with electricity. Wooden gate for side access.

Front Garden

Off road parking to accommodate approximately 2 average cars. Wooden and concrete boundary fence. Paved pathway and stone infill. Side wooden gate.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1.5 million - 10% of Purchase Price. From £1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.
 Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.