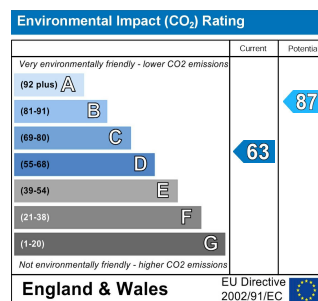
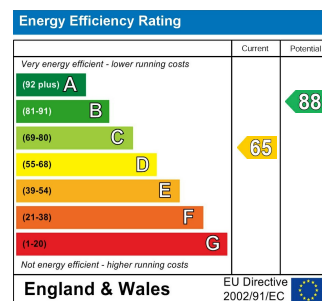


## Girton Close, Ellesmere Port,

## Offers In Excess Of £110,000

**\*\* ATTENTION FIRST TIME BUYERS \*\*** Situated in a quiet cul-de-sac within walking distance of Ellesmere Port town centre this well presented three bedroom semi-detached house is ready to move in to. In brief the property comprises lounge/diner, kitchen, three bedrooms and bathroom. Externally the property occupies a good sized plot with well maintained gardens to the front and rear and off road parking for two vehicles. The property also benefits from gas central heating and double glazed windows. Call our Little Sutton office to arrange a viewing on this fantastic property!





# Girton Close, Ellesmere Port, Cheshire CH65 5BJ

## Entrance Hall

Doors leading to lounge/diner and kitchen. Radiator and stairs leading to first floor

## Lounge/Diner 18'11" x 10'1" (5.79 x 3.08)

Two double glazed windows to front and rear. Radiator

## Kitchen 9'11" x 6'11" (3.04 x 2.13)

Offering a range of wall and base units with roll edge work surfaces incorporating a stainless steel sink with mixer tap over. Gas hob with integrated electric oven. Space and plumbing for fridge freezer, washing machine and tumble dryer. Double glazed window to rear aspect and door leading to rear garden

## First Floor

### Landing

Doors leading to three bedrooms and bathroom. Double glazed window to side aspect

### Master Bedroom 9'10" x 10'1" (3.01 x 3.08)

Double glazed window to rear aspect and radiator

### Bedroom Two 8'9" x 10'1" (2.68 x 3.08)

Double glazed window to front aspect and radiator

### Bedroom Three 7'3" x 6'11" (2.22 x 2.13)

Double glazed window to rear aspect and radiator

## Bathroom 7'3" x 6'11" (2.22 x 2.13)

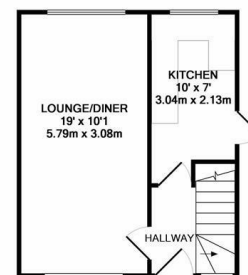
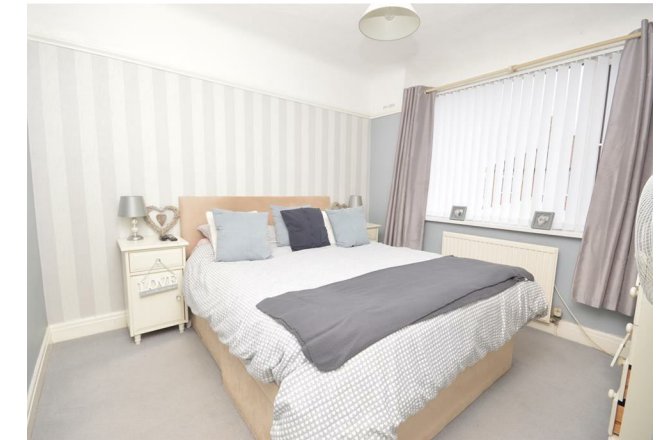
Panel bath with shower overhead, WC and wash hand basin. Radiator and double glazed window to front aspect

## External

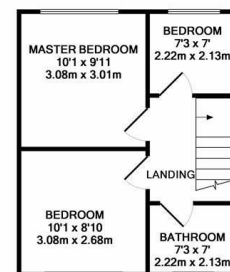
Externally the property occupies a good sized plot with off road parking and a well maintained garden to the front. There is side access leading to a well presented rear garden which offers paved and stoned areas along with a well kept lawn

## Council Tax Band

A



GROUND FLOOR



1ST FLOOR