

PLATINUM

Independent Estate Agents

Through storm door into:

Entrance Hall

With wood effect laminate flooring and wall mounted alarm panel.
Door leads into:

Dining Room

12' 0" x 12' 0" (3.65m x 3.65m) (max)
With UPVC double glazed window, radiator and wood effect laminate flooring.
Archway leads into:

Lounge

11' 5" x 11' 0" (3.48m x 3.35m)
With UPVC double glazed window, radiator, featured fireplace and wood effect laminate flooring.
From Dining Room into:

Kitchen

8' 7" x 8' 6" (2.61m x 2.59m)
With UPVC double glazed window, radiator, wall & floor mounted kitchen units with complementary work surfaces & tiled splashbacks, inset stainless steel sink unit with mixer tap & drainer, inset four ring stainless steel gas hob with extractor hood above, built-in stainless steel oven, housing & plumbing for washing machine, wall mounted boiler, tiled flooring, under stairs storage cupboard and storm door leading out to the rear garden.
From Entrance Hall, stairs rise to:

Landing

With loft access and storage cupboard.
Door leads into:

Master Bedroom

11' 6" x 14' 7" (3.50m x 4.44m)
With UPVC double glazed window and radiator.
From Landing, door leads into:

Second Bedroom

12' 2" x 9' 9" (3.71m x 2.97m)
With UPVC double glazed window and radiator.
From Landing, door leads into:

Bathroom

7' 3" x 8' 6" (2.21m x 2.59m)
With UPVC frosted double glazed window, radiator, tiled walls and four piece bathroom suite: WC, wash hand basin with mixer tap, corner bath and shower cubicle.

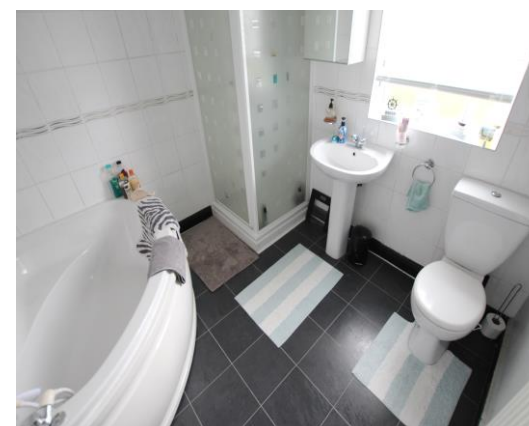
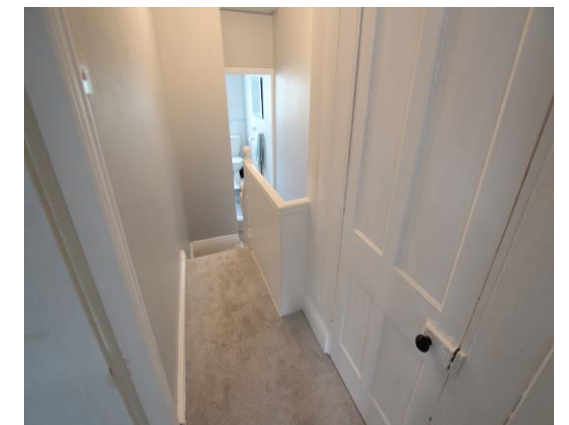
Yard

The rear of the property has a yard.

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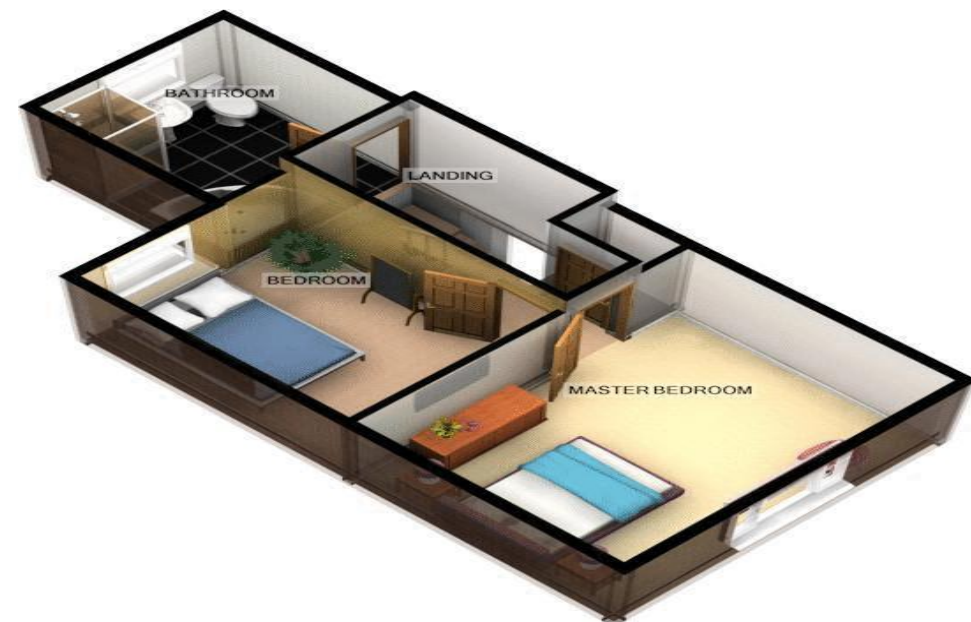
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1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 841 SQ.FT. (78.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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PLEASE NOTE: The agents have not tested any of the equipment (Gas, electrical or otherwise), or central heating systems mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order prior to any legal commitments.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise to their accuracy.

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**104 Grace Road, Ellesmere Port,
Cheshire, CH65 2EJ**



£89,995

NO ONWARD CHAIN. Platinum are pleased to offer onto the market a superb two bedroom terrace property. This delightful property can be found in a popular location, boasting two double bedrooms, modern four piece bathroom and benefiting from UPVC double glazing & two reception rooms. Offering ideal living accommodation, the property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Landing, Two Bedrooms, Bathroom and rear yard.

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