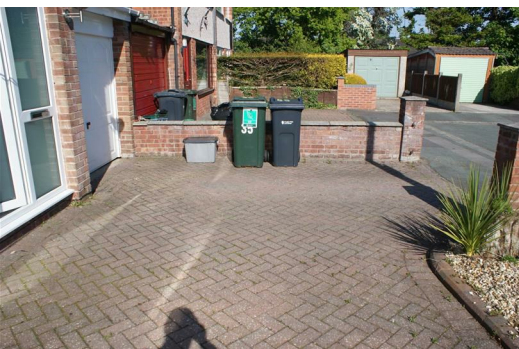




**35 Knowle Close, Ellesmere Port
Cheshire CH66 4RB**

£695 PCM

A well presented three bedroom semi detached home situated in this popular residential area close to all local shops, schools and local amenities. Briefly comprising entrance hallway, lounge, dining room, family room/study, kitchen with fitted appliances, three bedrooms bathroom, driveway parking and easily maintained rear garden.



The Property

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Hallway

Frosted double glazed entrance door with double glazed side panels. High gloss tiled flooring, staircase to first floor, coved ceiling with down lighters.

Lounge

13'5" x 13'1" (4.11 x 4.01)

Double glazed window to front, double radiator, high gloss tiled flooring, coved ceiling with inset down lighters, contemporary style pebbled effect gas fire.

Dining Room

16'7" x 8'5" (5.08 x 2.57)

Double radiator, high gloss tiled flooring, storage cupboard, double glazed French doors leading to rear garden.

Study

Skylight (non opening), coved ceiling with down lighters.

Kitchen

13'6" x 8'0" (4.14 x 2.44)

Fitted with a range of base and wall units, complementary roll top work surfaces, tiling, bowl and a half white sink unit with mixer tap. Halogen hob with extractor canopy over and single oven. Space for washing machine, dishwasher, fridge/freezer. down lighters, high gloss tiled floor, two double glazed windows, double glazed door to side.

Landing

Bathroom

Fitted with a white three piece suite comprising; bath with shower over, pedestal wash hand basin and low level wc. Tiling, double glazed window to rear, radiator, loft access.

Master Bedroom

11'3" x 10'0" (3.45 x 3.05)

Double glazed window to front, radiator, wall light points, fitted wardrobes with sliding mirrored doors.

Bedroom Two

10'0" x 8'5" (3.05 x 2.57)

Double glazed window to rear, radiator, built-in storage.

Bedroom Three

7'10" x 6'5" (2.41 x 1.96)

Double glazed window to front, radiator, loft access.

Front Garden

Block paved driveway providing ample off road parking.

Rear Garden

To the rear of the property is an enclosed rear garden, block paved patio.

Garage

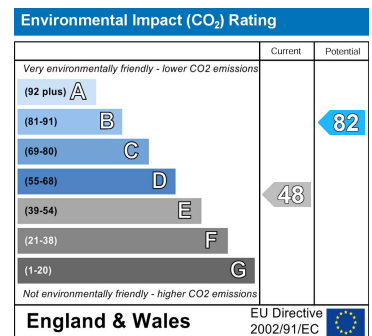
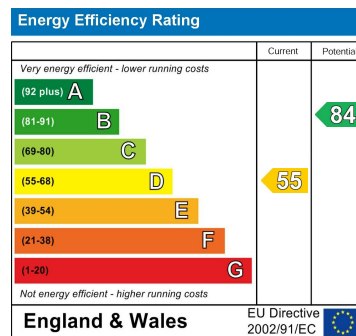
Up and over door, power, lighting.

Viewings

Viewings are strictly by appointment with Hardings Homes and can be arranged by calling a member of the Lettings Team on 0151 339 8923.

Directions

From Agents Little Sutton office travelling along the main Chester Road (A41) in the direction of Chester, proceed straight ahead at the Sutton Way/Green Lane traffic lights, left onto Kendal Drive, left onto Shepton Road and left onto Knowle Close.



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