



**6 Blackthorne Avenue  
Ellesmere Port, Cheshire CH66 2UN**

**Asking Price £160,000**

NO CHAIN AND ENJOYING THE PRIVILEGE OF A LARGE PLOT ACCOMMODATING A DETACHED GARAGE & FEATURE HARD LANDSCAPED GARDENS, THREE BEDROOMED SEMI-DETACHED HOUSE. This property offers excellent accommodation Featuring UPVC double glazing, gas central heating with combi boiler, fitted kitchen & bathroom & many other improvements it briefly comprises; front living room, rear dining room, conservatory, fitted kitchen, two double bedrooms and one single bedroom & shower room. Outside there are gardens to both front & rear, two off road parking to the side of the property detached garage. Early viewing confidently recommended.



## 6 Blackthorne Avenue, Ellesmere Port, Cheshire CH66 2UN

### The Property



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### Entrance Hallway

9'10" x 4'1" (3.02 x 1.25)

Having double glazed window to front, radiator, phone socket and glass panelled inner door leading to living room. With stairs to first floor accommodation.

### Lounge

13'5" x 13'0" (4.09 x 3.97)



Double glazed window to front, radiator, wall mounted gas fire, TV point and understairs storage cupboard.

### Dining Room

12'10" x 7'9" (3.92 x 2.38)

Having double glazed sliding patio doors leading to conservatory. Radiator, wall mounted electric fire..

### Kitchen

9'8" x 8'1" (2.96 x 2.48)



Having a range of wood effect wall and base units with complementary worktops, built in double electric oven, ceramic hob, cupboard housing BAXI boiler and inset single drain sink unit, Space & plumbing for washing machine and dishwasher. Vinyl flooring and double glazed window to side.

### Conservatory

15'0" x 10'1" (4.58 x 3.08)



### Stairs and Landing

From the entrance hallway stairs rise to Landing - Having access to loft space with loft ladder and doors of to all bedrooms and bathroom.

### Master Bedroom

15'7" x 8'10" (4.76 x 2.71)



Double glazed window to front, radiator.

### Bedroom Two

9'10" x 6'5" (3.00 x 1.96)

Currently used as home office. Double glazed window to side, radiator and built-in cupboard.

### Bedroom Three

9'1" x 9'1" (2.78 x 2.77)

Double glazed window to rear, radiator and built in cupboard.

### Shower Room

6'2" x 6'2" (1.88 x 1.88)



Having green suite comprising; corner shower cubicle, wash basin, wc. Radiator. Tiling to walls. Double glazed window to rear elevation.

### Garage

Up and over door, power and light, personal door to side. Gate situated at side of property gives access via pathway to rear garden.

### Front Garden

To the front of the property is a lawned garden with hedging to boundaries.

### Rear Garden

Being a particular feature having been hard landscaped with pebbled and paved patio areas, flower beds, variety of shrubs, fencing to boundaries. Gate leads to driveway with off road parking.

### 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 representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of John Harding Estates Ltd has the authority to make or give any representation or warranty in respect of the property.

### Directions

From our GOLD AWARD WINNING Little Sutton office and proceeding in the direction of Chester, turn left into Holm Oak Way and then right into Willowdale Way. Then take the fourth turning on your right into Blackthorne Avenue.

### Viewings

By appointment by calling a member of our GOLD Award winning team on 0151 339 8923

### Thinking of Selling



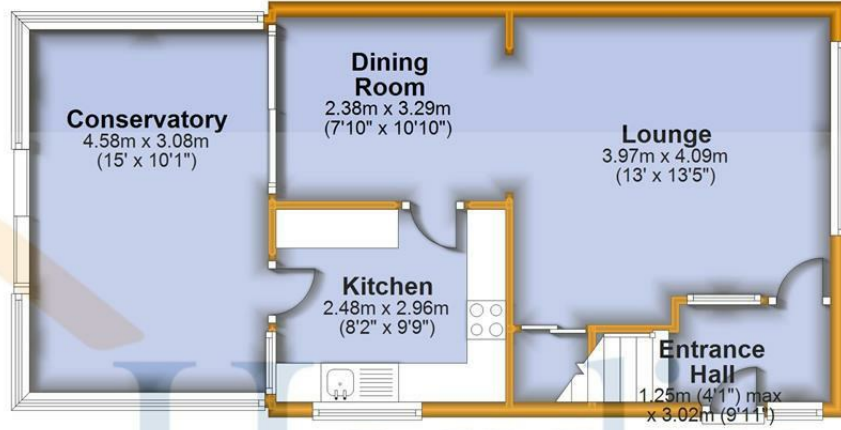
**MARKETING APPRAISAL** Thinking of Selling? Hardings are a GOLD award winning agency and independently voted the best in the area by the very prestigious British Property Awards, with over 50 years experience in property and can offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.





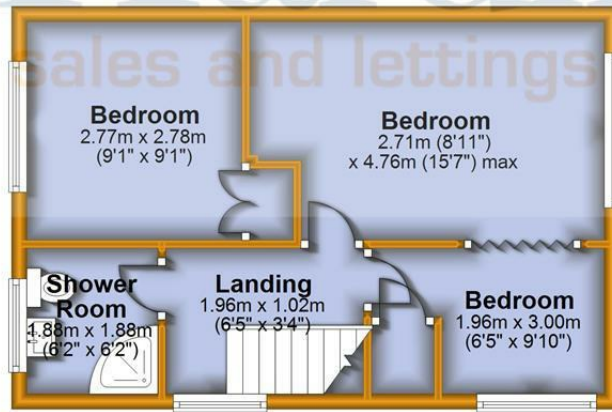
## Ground Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



6 Blackthorn Ave, Whitby

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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