

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



## 6 Trumans Lane Ellesmere Port

**£1,300 Per Month Per Month**



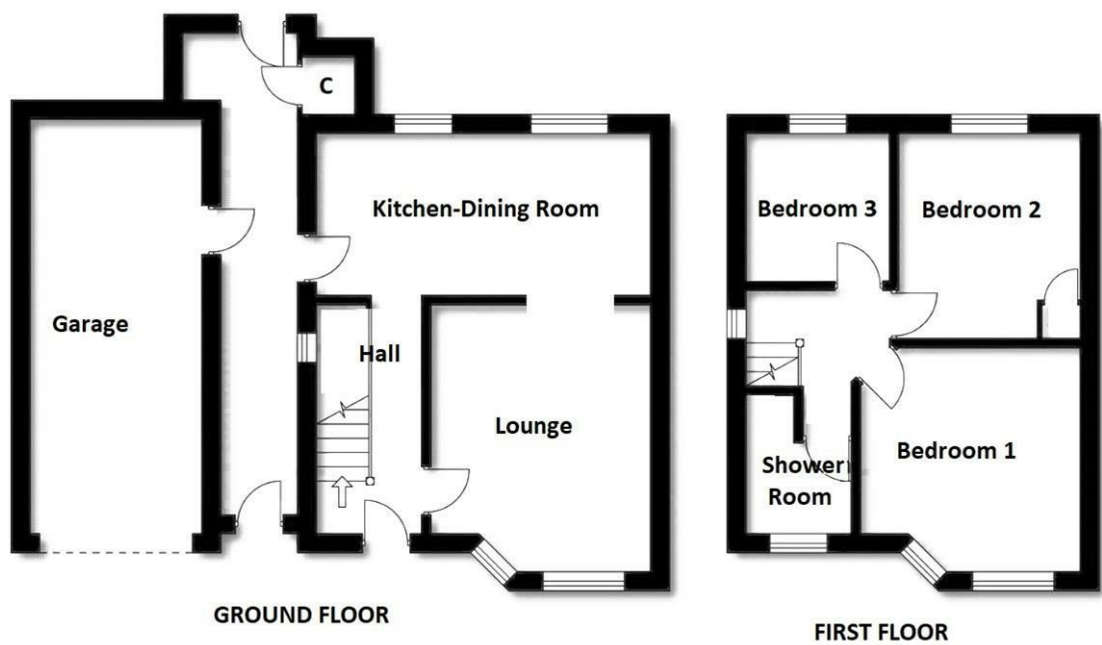
- Semi-Detached Property in Sought After Area
- Immaculately Presented Throughout
- Recently Fitted Kitchen & Bathroom
- New Windows, Heating and Electrics
- Three Bedrooms
- Spacious Lounge
- Kitchen-Dining Room
- Garage & Off Road Parking
- Unfurnished
- Council Tax Band: C

Constables is delighted to offer to let, this impressive semi-detached property in a sought after location a short distance from local amenities and transport links in Little Sutton.

The accommodation is unfurnished and comprises, entrance hallway with stairs to first floor and Karndean flooring. The flooring continues into the kitchen-dining room. The kitchen has recently been fitted and includes an excellent range of units with an integrated double oven, grill, fridge, freezer, wine cooler and dishwasher. Off the kitchen is a really useful covered lean to with space and plumbing for washing machine, storage cupboard and access to the garage. There is an opening from the kitchen into a spacious lounge with inset gas fire. On the first floor there are three bedrooms and a stylish shower room with walk in shower cubicle with rainfall shower.

Externally there is a large front garden, a driveway providing parking for several cars and a garage with electric door, power and light. At the rear of the property is a low maintenance enclosed garden.

The property is available immediately and early viewing is essential.

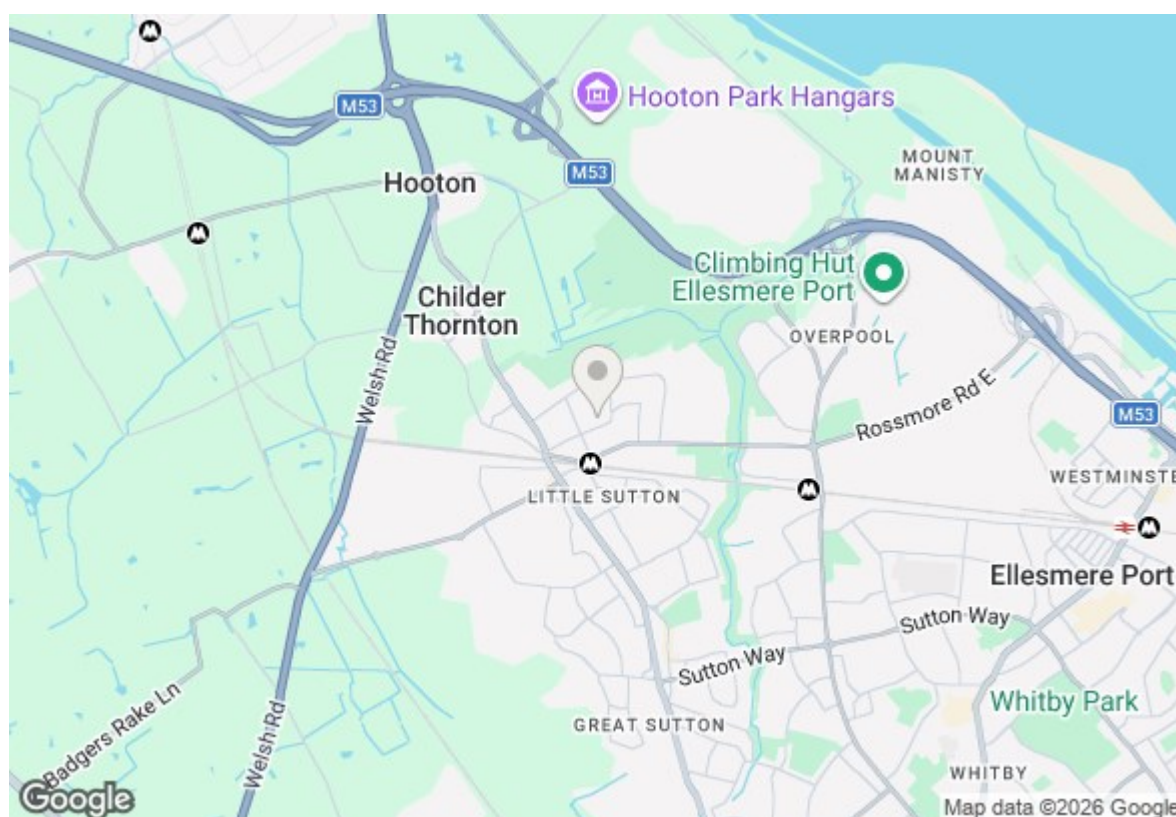


Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.

Plan produced using PlanUp.

## 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>                            |           | <b>79</b> |
| (55-68) <b>D</b>                            | <b>63</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |



**Entrance Hallway**

**Lounge**

**13'6" x 11'7"**

**Kitchen-Dining Room**

**17'6" x 8'7"**

**Landing**

**Bedroom One**

**11'8" x 12'2"**

**Bedroom Two**

**10'8" x 9'5"**

**Bedroom Three**

**7'7" x 7'10"**

**Shower Room**

**7'1" max x 5'4"**

**Lean to**

**24'11" x 7' max reducing to 5'1"**

**Garage**

**approx 21'8" x 9'1"**









