



## Robinson Road, Ellesmere Port, CH65 5FJ

A contemporary top floor apartment offered for sale with no onward chain. Ready to move into this apartment would be ideal for the first time buyer or investor and boasts double glazing, electric storage heaters and allocated parking. The internal accommodation briefly comprises:- Entrance Hall, Open Plan Kitchen/Lounge/Dining Room, Good Size Bathroom and Two Bedrooms, the master bedroom having en suite facilities. Located for ease of travel via links to the major North West motorways and excellent retail opportunities.



**No Chain**

**Two Bedrooms**

**Open Plan Living Area**

**Ideal For First Time Buyers**

**En Suite to Master Bedroom**

**Current EPC Rating C**

**Offers in Excess of £80,000**

**Brief Description**

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**Entrance Hall**

With built in storage cupboard, loft access, wall mounted electric storage heater.

**Open Plan Living/Dining Room/Kitchen** 20' 7" (max) x 17' 0" (max) (6.27m x 5.18m)

Kitchen area is fitted with a comprehensive range black gloss wall and base units with contrasting granite effect work tops over, integrated fridge freezer, integrated washing machine, stainless steel sink with mixer tap, built under electric oven and four ring electric hob with extractor unit over. The Living and Dining areas have wall mounted electric heaters and a Juliet Balcony to the front elevation allowing natural light into the room.

**Bedroom One** 12' 8" x 8' 8" (3.87m x 2.64m)

With two double glazed windows to the front elevation and wall mounted electric heater. Door leading to:-

**En Suite Shower Room**

Fitted with a white three piece suite comprising of a corner shower unit with mains fed shower, low level dual flush WC, pedestal wash hand basin and wall mounted heater.

**Bedroom Two** 9' 7" x 8' 8" (2.92m x 2.65m)

With double glazed window to the front elevation and wall mounted electric heater.

**Bathroom**

Fitted with a white three piece bathroom suite comprising paneled bath, low level dual flush WC, part tiled surrounds and wall mounted electric heater.

