

8 The Cross, Neston, Cheshire, CH64 9UB

Tel: 0151 3368171

lettings@vistaabode.com

www.andrewsestates.co.uk

  
**Vista Abode**  
sales & lettings



**9 Malpas Road, Ellesmere Port, Cheshire CH65 7BQ**  
**£160,000**

Vista Abode are delighted to present this property new to the market, nestled in the heart of Great Sutton, Ellesmere Port, this mid-terrace house on Malpas Road presents an excellent opportunity for first-time buyers seeking a home with immense potential or a perfect investment opportunity.

Upon entering, you will find a spacious lounge area that offers versatility for both relaxation and entertaining.

These spaces are perfect for creating a warm and welcoming atmosphere, whether you are hosting friends or enjoying a quiet evening at home. Upstairs, the house features three well-proportioned bedrooms, providing ample space for family living or accommodating guests and a conveniently located bathroom at the top of the stairs, ensuring practicality for everyday living. The layout of the property allows for easy flow between rooms, making it an ideal setting for modern family life. Featuring a spacious garden area with a large shed for storage and a patio area perfect for entertaining throughout the summer months.

Situated in a prime location, this home benefits from excellent local amenities, schools, and transport links, making it a perfect choice for those looking to settle in a vibrant community. With a little imagination and personal touch, this property holds significant potential to become your dream home.

**Lounge 12'4" x 20'9" (3.78 x 6.35)**

**Kitchen/Diner 9'10" x 16'10" (3 x 5.15)**

**Master Bedroom 17'7" x 8'7" (5.38 x 2.64)**

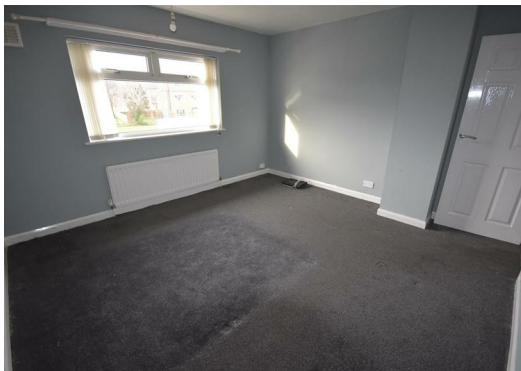
**Bedroom 2 12'5" x 11'10" (3.79 x 3.62)**

**Bedroom 3 9'1" x 11'11" (2.77 x 3.65)**

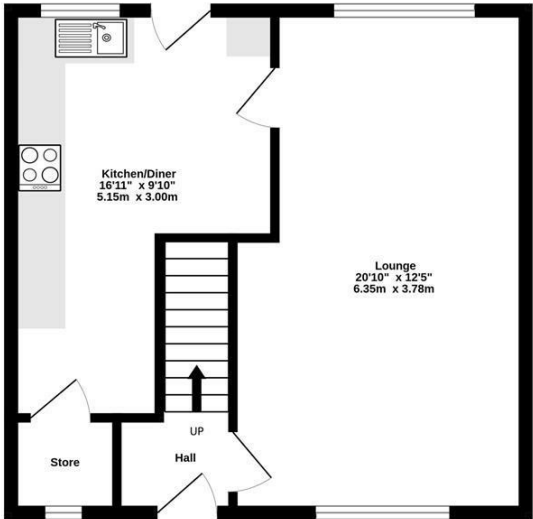
**Bathroom 8'5" x 5'4" (2.57 x 1.65)**



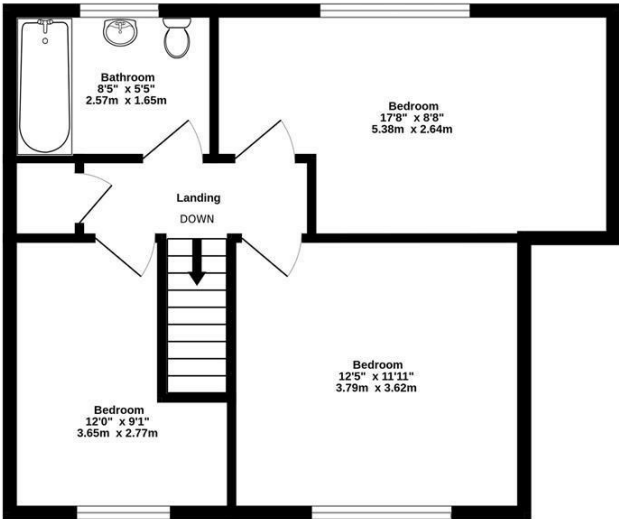




GROUND FLOOR



FIRST FLOOR



MALPAS ROAD, GREAT SUTTON

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