



**Station Green
Ellesmere Port, CH66 1HB**

Guide Price £75,000

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MAIN FEATURES:

- Spacious Ground Floor Flat
 - Fitted Kitchen
 - Lounge with Feature Bay Window
 - Good Size Conservatory
 - Double Bedroom & Shower Room
 - Shared Large Rear Garden
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A fantastic opportunity to purchase this spacious ground floor flat situated in the popular residential area of Little Sutton. Boasting well-proportioned accommodation throughout, this charming home offers a bright lounge with a feature bay window, a fitted kitchen and a good-sized conservatory leading onto a large shared rear garden - perfect for enjoying sunny days or entertaining guests. The property further benefits from a double bedroom, a shower room and ample storage space. Ideal for first-time buyers, downsizers, or investors seeking a low-maintenance home in a well-connected location. Station Green is conveniently located within walking distance of Little Sutton railway station, providing direct links to Chester and Liverpool. The area offers a fantastic range of local amenities, including shops, cafes, and parks, with excellent schools and healthcare services nearby. There's also easy access to the M53 motorway, making commuting simple. With its peaceful setting, practical layout, and excellent transport links, this property ticks all the boxes for comfortable and convenient living.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions
or information you need.

Are you looking for a solicitor or mortgage?
We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment. For further
information contact us:

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We're Open:

8am – 8pm 7 days a week

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