



Aldgate, Ellesmere Port

, CH65 8EF

£165,000



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HUNTERS[®]
HERE TO GET *you* THERE

Aldgate, Ellesmere Port

DESCRIPTION

We are pleased to offer what we believe is a rare opportunity in the current market. This much loved family home is ripe for modernisation and general improvement. Or subject to the necessary permissions might be a candidate for redevelopment.

This three bedroom semi detached home has the great advantage of a sizeable plot next to the normal footprint. Currently housing a double garage, parking for a number of vehicles and garden area behind which is currently part of the main garden.

We would suggest that this property and all its potential is going to be best suited to a developer or experienced homeowner.

The area is well established and within a reasonable distance of Ellesmere Port town centre, local supermarkets and Cheshire Oaks. Public transport and the road network provides ready access to surrounding areas of commerce and employment.

Be quick!



ROOMS

Lounge

20'8" x 11'6" (to widest point)

Fitted fireplace with gas fire, double glazed window to front and patio doors to rear.

Kitchen

16'7" x 9'9" (to widest point)

Fitted with a range of wall and base units, stainless steel sink unit and pantry cupboard. Window to side and rear and door to outside.

Bedroom One

12'3" (to widest point) x 11'2"

Double glazed window to front.

Bedroom Two

7'3" x 13'3" (to widest point)

Mirror wardrobes, double glazed window to rear.

Bedroom Three

9'11" (to widest point) x 11'10"

Double glazed window to front.

Bathroom

5'3" x 5'5"

Bathroom comprising of panelled bath and pedestal wash hand basin. One window to rear, tiled walls and wall mounted shower.

Separate W.C.

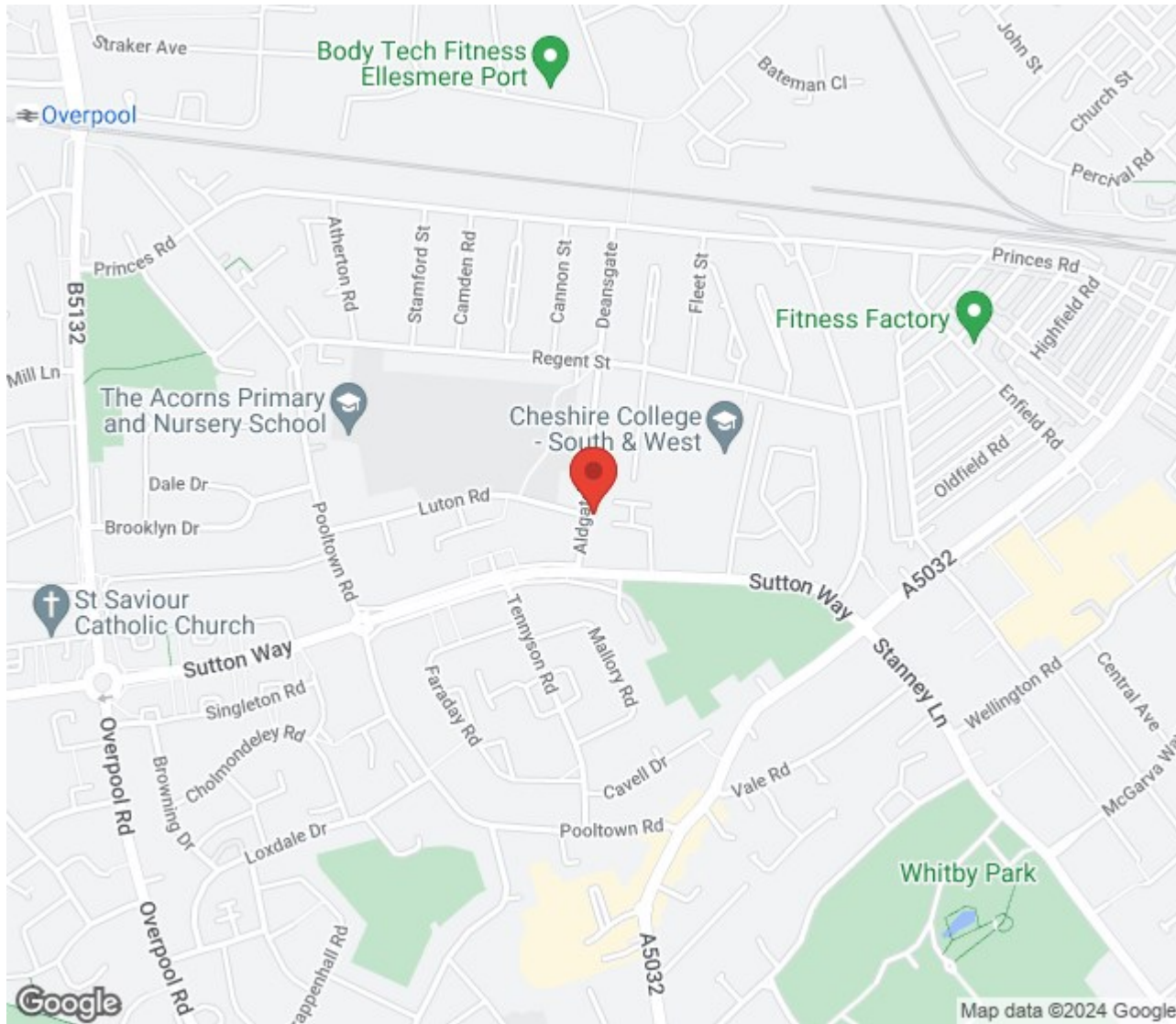
5'5" x 2'8"

Low level flush w.c. and window to rear.

Outside

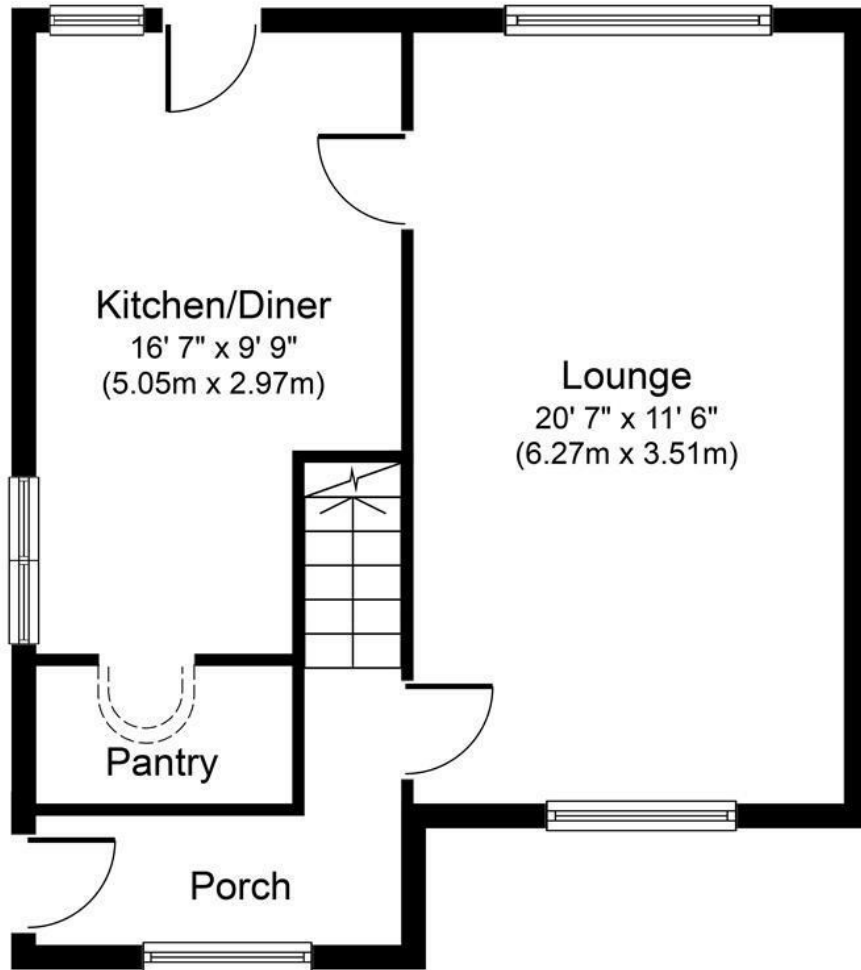
The exciting aspect of this property, is the potential for development subject to the relevant permissions being granted. Currently, the property enjoys a garden area plus double garage and additional parking for a number of cars. Potentially, if this area could be developed the property would still retain lawned gardens with mature borders to front and rear. This area has to be viewed to appreciate its full potential.



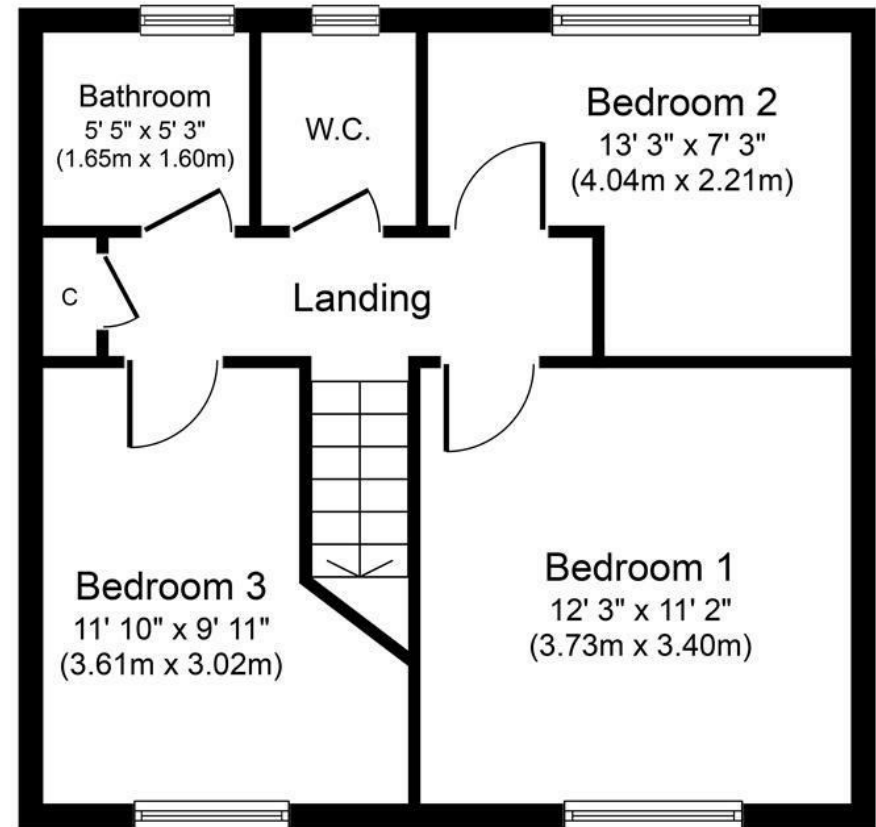


ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approximate Floor Area
481 sq. ft.
(44.7 sq. m.)



First Floor
Approximate Floor Area
444 sq. ft.
(41.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.