



**Parklands, Ellesmere Port**  
, CH66 3RW

**£125,000**



# Parklands, Ellesmere Port

## DESCRIPTION

Calling all landlords! Here is an opportunity to purchase a three bedroom, none standard construction home in need of T.L.C.

Once upgraded this property could generate between £600-£700pcm which is a reasonable return.

The area is well established and is situated on the periphery of Little Sutton village which in turn offers a range of local amenities.

Call now to book an early appointment but please note if you need a mortgage, please discuss the 'none standard' construction with them first.



# ROOMS

## Entrance Hall

Central heating radiator, understairs storage cupboard.

## Lounge / Diner

19'6" x 10'9"

Feature fireplace with gas flame effect fire, two double glazed windows.

## Kitchen

9'10" x 7'6"

Range of wall and base units, plumbing for automatic washing machine, fridge recess, double glazed window, double glazed door to rear, 1.5 bowl sink.

## Rear Garden Room / Lean To

9'4" x 16'9"

## Landing

Loft access

## Bedroom One

10'4" x 12'1"

Double glazed window and central heating radiator

## Bedroom Two

8'4" x 7'4" (excluding depth of wardrobe)

Double glazed window and central heating radiator

## Bedroom Three

8'2" x 8'2"

Double glazed window and central heating radiator

## Bathroom

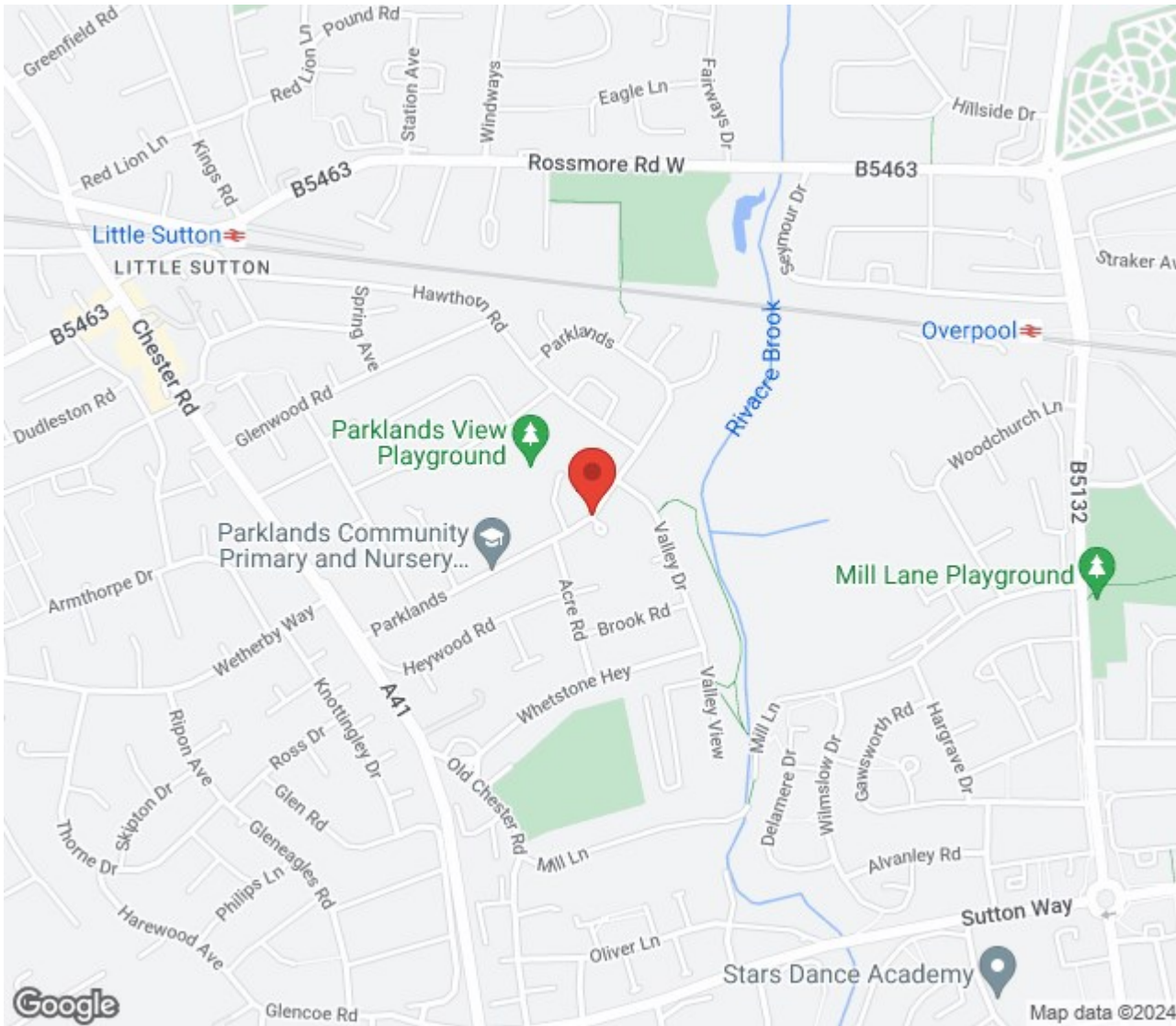
8'1" x 4'6"

Three piece suite comprising of panel bath with shower over, pedestal wash basin and low level w.c., double glazed window and central heating radiator.

## Rear Garden

Patio area and lawned area.





## ENERGY PERFORMANCE CERTIFICATE

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465 | littlesutton@hunters.com**





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.