



Vale Road, Ellesmere Port
, CH65 9AZ

£240,000



Vale Road, Ellesmere Port

DESCRIPTION

Prime Investment Opportunity – Detached Property with Two Flats.

Hunters are pleased to offer this detached property, converted into two self-contained one-bedroom flats, ideal for investors seeking rental income.

- Ground Floor Flat: Long-term tenant (10+ years) with stable rental history.
- First Floor Flat: Recently modernised, offering high-quality living space.
- Location: Elevated position on Vale Road, Whitby – close to Morrisons, shops, and excellent transport links.
- Extras: Well-maintained gardens, off-road parking for multiple vehicles.

The property is sold as a single freehold, not individual flats.
Compliance documents available on request.

For full rental details and to arrange a viewing, contact us today on 0151 339 2465.



ROOMS

Ground Floor (29a)

The front door is not currently used but does give direct access to the

Rear Porch

Currently used as a utility area.

Kitchen

8'11" x 5'11"

Fitted with a range of base units and contrasting worktops, stainless steel sink unit, wall mounted central heating boiler, laminate flooring, double glazed window and central heating radiator.

Lounge

12'5" x 12'2"

Fire surround with marble effect breast and hearth and inset electric pebble effect fire. Picture rail, double glazed window and central heating radiator.

Bedroom

12'1" x 12'4"

Double glazed window which is also the fire escape and central heating radiator.

Bathroom

6'1" x 5'9"

Three piece coloured suite including panel bath with shower mixer taps, pedestal wash basin, low level w.c., part tiled walls, central heating radiator and double glazed window.

This flat has use of the rear garden.

First Floor Flat (29)

Here we have a recently modernised flat that presents to a high standard. Some of the works include a new kitchen, bathroom, fully re-decoration and new flooring throughout.

Double glazed front door provides access to ;-

Entrance Hall

Central heating radiator and stairs to first floor.

Landing

Double glazed window to side elevation

Lounge

12'1 x 12'5"

Feature fireplace with electric pebble effect fire create the focal point of the room. Double glazed window and central heating radiator.

Kitchen

8'10" x 5'11"

Fitted with a range of modern high shine base and wall units in white, contrasting worktops compliments the impact tiled splashback, cooker recess, plumbing for automatic washing machine, stainless steel sink unit with mixer taps and glow worm wall mounted boiler.

Bedroom

11'5" x 10'10"

Fitted wardrobe and dressing table, picture rail, double glazed window and central heating radiator.

Bathroom

6'7" x 5'5"

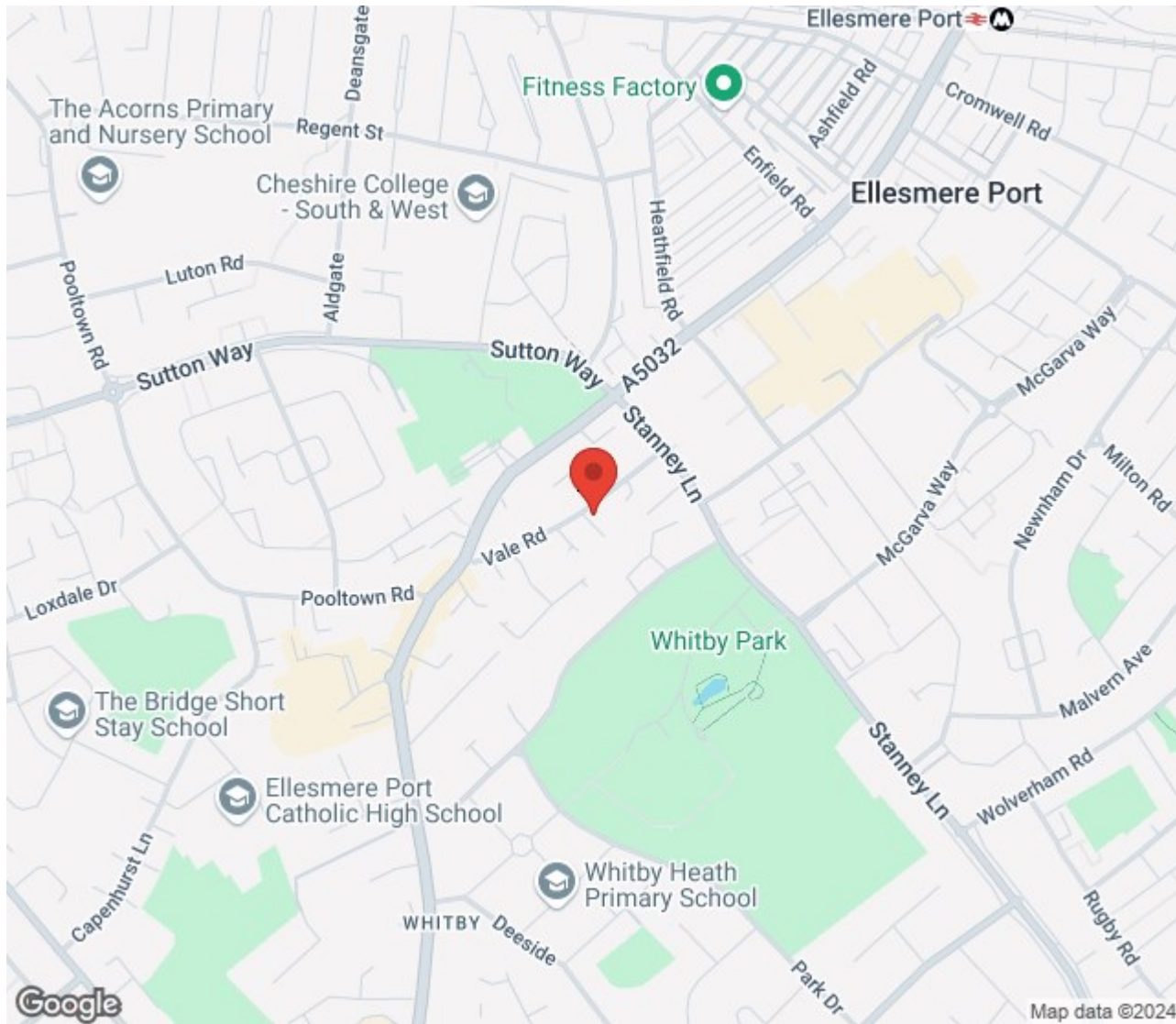
What a great space! The three piece suite is finished in white to include 'p' shaped bath with shower above, vanity unit with sink unit and low level w.c., large white tiles compliment the finish. Double glazed window and central heating radiator.

Outside


The front garden can be enjoyed by this flat.

Additionally, there is a long driveway that can if required accommodate a number of vehicles.





ENERGY PERFORMANCE CERTIFICATE

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

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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.