



Goodwood Grove, Ellesmere Port, CH66 2NL

£260,000

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This really is an opportunity that should not be missed.

A traditional, semi-detached home is situated in a select cul-de-sac of similar properties, within one of the more respected residential areas and enjoys a plot much larger than expected.

We advise potential buyers that this property does require upgrading and general TLC, but when done, would be an impressive family home.

The plot is big enough that an extension to the rear would not impact the gardens (subject to the necessary permission being granted).

The general area is well serviced for schools, shops and excellent commuter links open up the surrounding centres of commerce.



Extended Hall

Sold wood front door leads into the extended hall with tiled flooring, double glazed windows to side elevation, central heating radiator.

Ground Floor Shower Room

Fitted suite including; low level WC, pedestal wash basin, shower cubicle, tiled flooring, double glazed window to side elevation.

Lounge 13'3" x 11'4"

Large double glazed bay window to front elevation, fireplace with gas fire, central heating radiator. Opening through to:-

Dining Room 11'0" x 9'1"

Large double glazed window to rear overlooking the impressive garden, central heating radiator. Door into:-

Kitchen 11'11" x 9'0" narrowing to 5'7"

With a range of wall and base units, stainless steel sink unit, double glazed window to rear elevation, Glow Worm wall mounted boiler, under stairs cupboard, side access door and return access to hall.

First Floor

Staircase leads from hall to first floor landing with loft access, double glazed window to side elevation.

Bedroom One 11'10" x 10'0" (including depth of wardrobe)

Fitted wardrobes, double glazed bay window to front elevation, central heating radiator.

Bedroom 2 11'5" x 9'1"

Fitted wardrobes, central heating radiator, double glazed window to rear

elevation.

Bedroom 3 8'7" x 7'6"

Fitted wardrobes, central heating radiator, double glazed window to front elevation.

Bathroom 7'0" x 5'4"

Bath with shower over, tiled splashback, pedestal wash basin, airing cupboard, double glazed window to rear elevation.

Separate WC

Low level WC, double glazed window to side elevation.

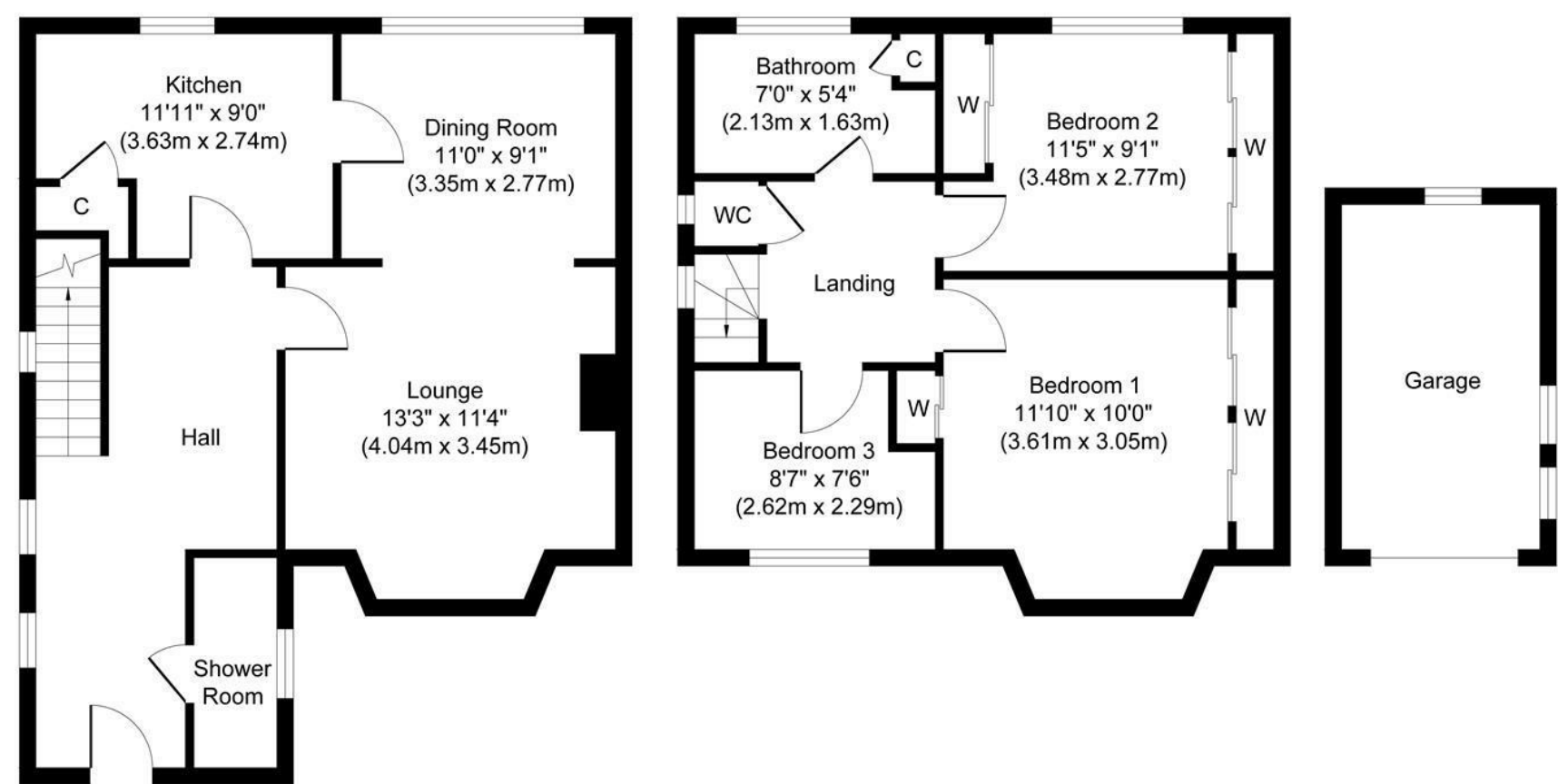
Outside

This is one of the impressive features of this property. The plot the house occupies is very generous with large lawn area and well stocked borders. A driveway that can accommodate several cars leads to a single detached garage.

The rear garden is again a really good size and allows for additional parking. A possible extension of the property (subject to permission). Laid mainly to lawn with well stocked borders.

The size of the gardens really needs to be seen to be appreciated.

Tenure: Freehold
Council Tax Band: C



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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