



ROOM@87  
TEL: 0151 257 2246

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87-89 Heathfield Road, Ellesmere Port, CH65 8DH

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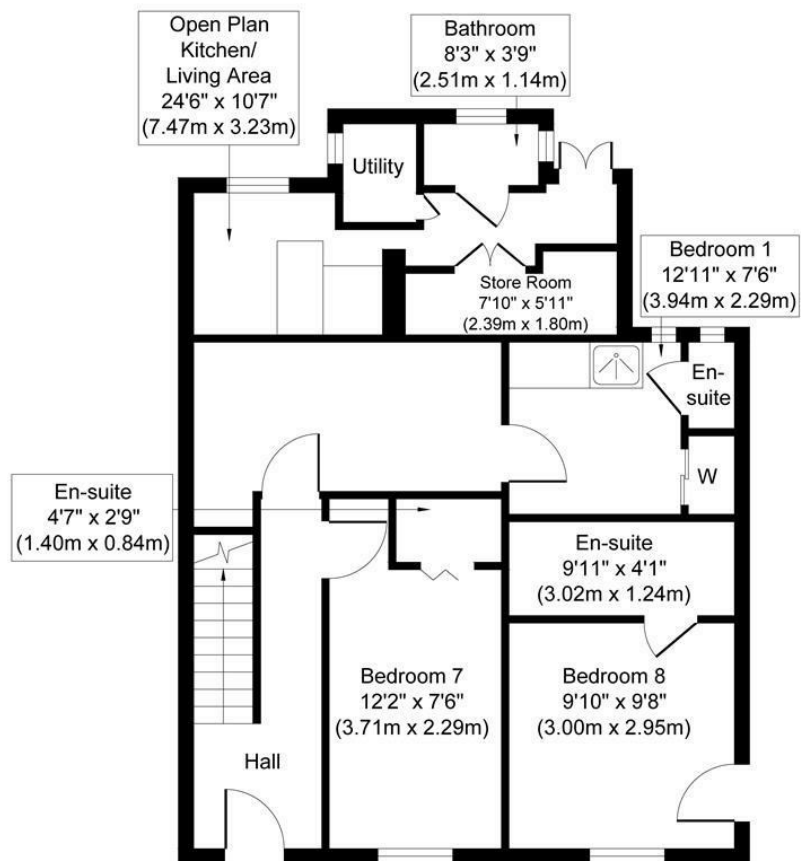
## Offers Over £325,000

Here is one for the budding entrepreneur or those looking to diversify their business portfolio. Room@87 is a long-established Guest House that has traded successfully for many years and proves very popular with contractors working away from home and leisure guests alike.

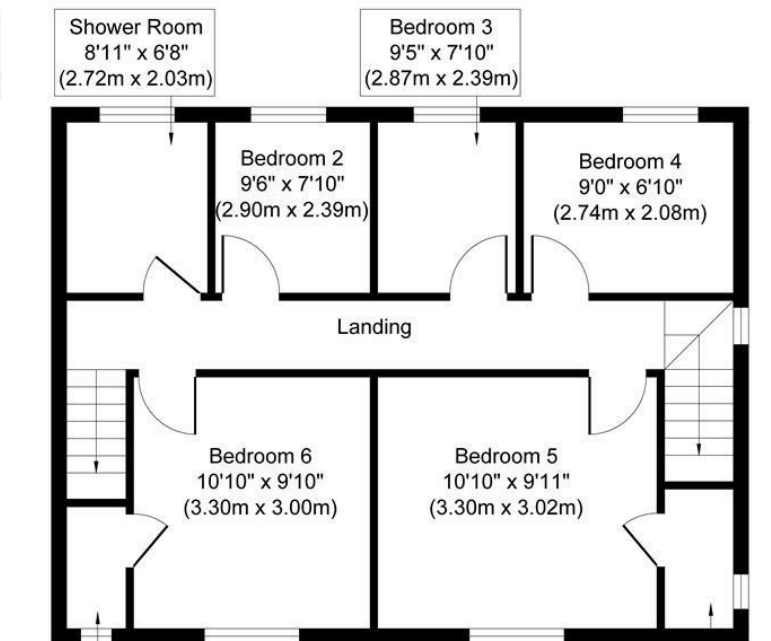
The property has been designed to create five double ensuite bedrooms and three single bedrooms that share a bathroom. Additionally, there is separate owners/managers accommodation currently at the rear of the property. If not needed by the owner/manager, this apartment could become a useful income addition on the rental market. There is also the possibility of reinstating the planning permission which expired in 2023, to create a ground floor extension. The business enjoys a rating of 8.7 on Booking.com and provides a good turnover and net profit. Accounts are available to those interested parties who can satisfy our requirements to proceed with the purchase and a non-disclosure document is signed.

The location is ideal to maximise the industry and general construction in the area and provides a steady stream of guests, ensuring high levels of occupancy. We recommend a viewing to fully understand the potential of this extensive property.

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**Ground Floor**  
Approximate Floor Area  
**668 sq. ft**  
(62.05 sq. m)



**First Floor**  
Approximate Floor Area  
**642 sq. ft**  
(59.64 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.

Entrance Vestibule

Entrance Hall

With the majority of the control panels for the buildings safety.

Bedroom Seven

12'2" x 7'6"  
Double glazed window to front elevation and central heating radiator.

Ensuite

4'7" x 2'9"  
Double sized shower, low level WC, wash hand basin, tiled splashback, extractor fan.

Inner Hallway

Leads from entrance hall through to:-

Bedroom One

12'11" x 7'6"  
'L' shaped double with fitted wardrobes, double glazed window to rear elevation, central heating radiator. Shower cubicle and separate WC with wash hand basin.

First Floor

Staircase leads from entrance hall to the first floor landing with two central heating radiators and double glazed window to side elevation.

Bedroom Six

10'10" x 9'10"  
Double glazed window, central heating radiator.

Ensuite

5'11" x 3'11"  
Corner shower cubicle, tiled splashbacks, vanity unit with inset sink, low level WC, double glazed window.

Shared Shower Room

8'11" x 6'8"  
Double shower unit with subway style tiling, low level WC, pedestal wash basin, black ladder style towel rail, double glazed window.

Bedroom Two

9'6" x 7'10"  
Good sized single room with double glazed window, central heating radiator.

Bedroom Three

9'5" x 7'10"  
Good sized single room, double glazed window, central heating radiator.

Bedroom Four

9'0" x 6'10"  
Good sized single room with double glazed window and central heating radiator.

Bedroom Five

10'10" x 9'11"  
Large double room, double glazed window, central heating radiator.

Ensuite

6'1" x 3'10"  
Corner shower unit with tiled splashback, vanity unit with inset sink, low level WC.

Second Staircase

A second staircase leads down to:-

Bedroom Eight

9'10" x 9'8"  
Double glazed window to front elevation, central heating radiator and door into:-

Ensuite

9'11" x 4'1"  
Double shower, subway tiling, vanity unit, low level WC.

Owner/Manager Apartment

To the ground floor is the owner/manager's accommodation which could potentially provide an additional income stream. Although now lapsed, there has been formal planning permission to extend the ground floor to the rear.

Open Plan Kitchen/Living Area

24'6" x 10'7" overall  
This area enjoys a comprehensive fitted kitchen with both wall and base units, four burner hob, extractor fan, oven, one and a half bowl sink unit, tiled splashback and flooring, double glazed window to rear elevation. Double glazed patio doors lead out to the rear garden.

Small Utility

With plumbing for automatic washing machine.

Bathroom

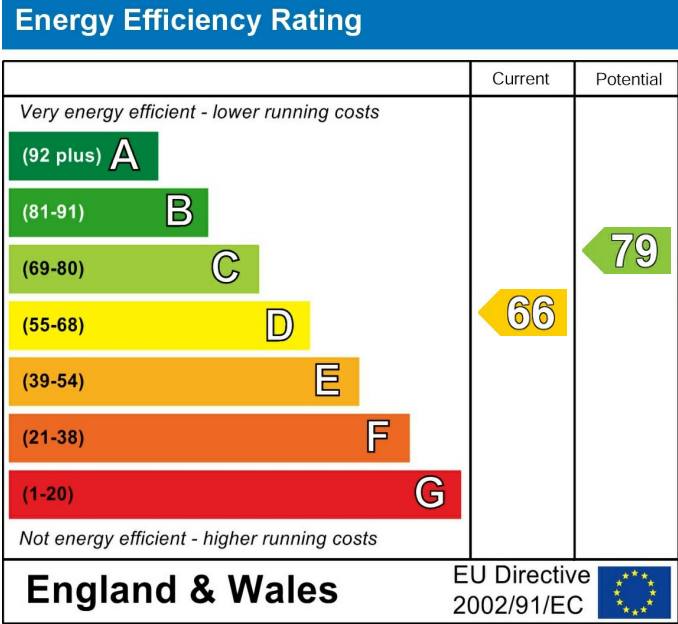
8'3" x 3'9"  
Fitted suite to include corner bath, low level WC, vanity unit with feature circular sink, brass coloured heated towel rail, double glazed window to rear elevation.

Storeroom

7'10" x 5'11"

Outside

To the front there is a designated parking area. To the rear there is a large yard area for the private use of the owner/manager. Double timber gates provide vehicle access.



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. 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.



