



HUNTERS®
HERE TO GET *you* THERE

84 Flatt Lane, Ellesmere Port, CH65 8DR

84 Flatt Lane, Ellesmere Port, CH65 8DR

By Auction £82,000

*FOR SALE VIA THE MODERN METHOD OF AUCTION * GUIDE PRICE £82,000 * BIDDING CLOSES 20 NOVEMBER 2.30PM*
RESERVATION FEE APPLIES * FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auCTIONS)

A great opportunity to bid for your next property through the auction medium.

The property is an ideal candidate for a program of updating and general enhancement. The property was previously a long-term rental and has gas fired heating and double glazed windows in place. The accommodation on offer is larger than initially anticipated with lounge, separate dining room and three good sized bedrooms.

This would possibly be suited to a property investor who can modernise and re-introduce to the market for sale or the professional landlord looking to expand their portfolio.

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

Entrance Hall

Front entrance door leads to hall with stairs to first floor.

Lounge

17'11" x 11'2"

Gas fire with traditional styled fire surround, double glazed window to front and rear elevations.

Dining Room

11'11" x 9'10"

Fire surround, double glazed window to front television, central heating radiator.

Kitchen

8'6" x 7'6"

Needs re-fitting. Double glazed window to rear elevation, wall mounted boiler. Door to:-

Inner Porch

Leads to two additional storerooms which could potentially (subject to the necessary checks) be incorporated into the kitchen or create a utility and toilet area.

First Floor

First Floor– Double glazed window to rear elevation, too large door cupboards.

Bedroom One

15'2" max narrowing to 10'10" x 12'0"

Two double glazed windows to front elevation, central heating radiator.

Bedroom Two

11'10" x 8'9"

Original style fireplace, double glazed window to front elevation, central heating radiator.

Bedroom Three

9'2" x 8'10"

Electric storage heater, double glazed window to rear elevation.

Bathroom

9'0" x 5'8"

Panel bath, low level WC, pedestal wash basin, central heating radiator, double glazed window.

Outside

To the front a mature hedgerow forms the border with central gate leading via a path to the front door. There is a lawn area to both sides of the path.

To the rear, there is a patio area with the remaining being laid to lawn.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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. 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.









