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3 Livingstone Road, Ellesmere Port, Cheshire, CH65 2BE

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By Auction £85,000

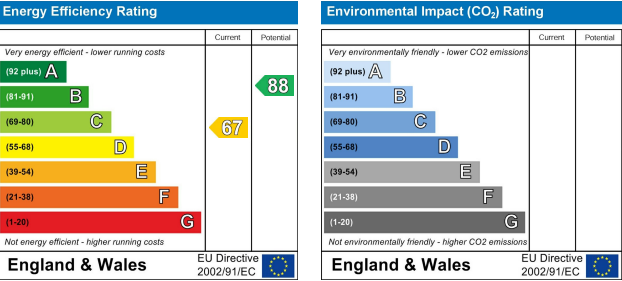
*FOR SALE VIA THE MODERN METHOD OF AUCTION * GUIDE PRICE £85,000 * BIDDING CLOSES 31st March 2.30pm *
RESERVATION FEE APPLIES * FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

A unique opportunity to secure your new property to Rent out or Buy as your new home. The property has undergone a program of refurbishment and redecoration which presents as a very nice two bedroom mid-terrace property.

Some of the works undertaken include the installation of a new kitchen and bathroom together with redecoration and new flooring. The property already enjoys double glazed windows and central heating.

The general area offers local shops and schools whilst the choice increases in Ellesmere Port.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
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Entrance Hall

UPVC front door leads into hall with staircase to first floor.

Lounge

10'0" (min) x 11'6"

Double glazed window to front elevation, central heating radiator, fitted cupboard housing gas meter, brick fire place.

Kitchen/Diner

14'0" x 10'5"

Fitted with a high gloss kitchen incorporating a range of wall and base units, four burner gas hob with extractor above, oven below, stainless steel sink unit, ample room for a dining table, double glazed window to rear elevation, central heating radiator and door to rear yard.

Landing

Staircase from hall leads to first floor landing with fitted cupboard housing central heating boiler.

Bedroom One

11'6" x 11'0"

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

Bedroom Two

10'5" x 7'0"

Double glazed window to rear elevation, central heating radiator.

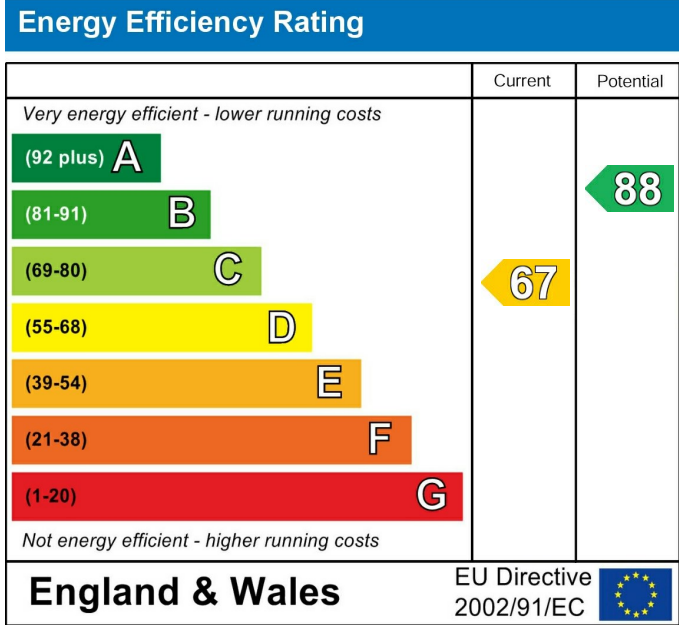
Bathroom

10'3" (max) x 6'3" (max)

Newly fitted bathroom suite in white comprising panelled bath with shower over, fitted high gloss cupboards above, pedestal wash basin, low level WC, central heating radiator, double glazed window to rear.

Outside

Small yard to front and larger yard to rear with access gate.



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.









