



For Sale

£185,000



- Mature End Terraced Home
- Three Bedrooms
- IDEAL FIRST TIME BUYER HOME
- Spacious Living Throughout
- Driveway/Private Garden

- Gas Central Heating
- Double Glazing
- Stylish Fitted Modern Kitchen
- White Fitted Bathroom Suite
- EARLY VIEWING IS ESSENTIAL

**Atherton Road  
Ellesmere Port, CH65 8HW**

# Property Description

An early inspection is strongly recommended to appreciate this deceptively spacious three bedroom end of terraced home offering stylish and tastefully decorated accommodation throughout. The property offers the full benefits of large lounge/dining area, modern style fitted kitchen with a range of units, generous sized bedrooms with fitted wardrobes with sliding doors to the main bedroom, fitted white bathroom suite, and externally there are well maintained gardens with the rear offering a great deal of privacy and off road parking to the front. Ideal first time buyer home or buy to let, **FIRST TO VIEW WILL BUY. MOTIVATED SELLERS.**



## Location

Located in a mainly residential area of Ellesmere Port, close to the town centre and local amenities. The property sits within a well-established neighbourhood made up largely of terraced and semi-detached family homes, with nearby access to schools, shops, parks, and public transport links. The area benefits from good road connections via the M53 and M56 motorways, making travel to Chester, Liverpool, and surrounding areas convenient. Ellesmere Port itself is known for attractions such as the Cheshire Oaks Designer Outlet and the National Waterways Museum.



**Entrance Hall:** 20.90' x 12.20' (6.37m x 3.72m)

Polished concrete step leading to composite partly double glazed entrance door with double glazed side panels leading into the entrance hall, stairs to the first floor.

**Living/dining Area:** 20.90' x 12.20' (6.37m x 3.72m)

Spacious and light reception areas with laminated wood effect flooring, timber feature fire surround incorporating gas fire with marble effect hearth and inset, central heating radiator, double glazed window to the front elevation, french double glazed doors which lead out to the rear garden.

**Kitchen :** 17.09' x 9.12' (5.21m x 2.78m)

Measured maximum in width and length. Modern style fitted kitchen comprising of a range of eye level and base fitted units incorporating one and a half bowl sink unit with drainer and mixer lever tap, complimentary timber worktops, electric cooker point, plumbing for washing machine, space for fridge freezer, part brick effect tiling to wall, laminated wood effect flooring, double glazed windows to the rear and side elevations, double glazed door to the garden, built in storage cupboard.

### **Landing**

Access to loft.

**Bedroom 1:** 12.30' x 11.25' (3.75m x 3.43m)

Built in wardrobes with mirror sliding doors extending to one wall, central heating radiator, double glazed window to the front elevation.

**Bedroom 2:** 13.06' x 9.55' (3.98m x 2.91m)

Double glazed window to the rear elevation, central heating radiator.

**Bedroom 3:** 12.04' x 9.22' (3.67m x 2.81m)

Double glazed window to the front elevation, central heating radiator.

**Bathroom:** 8.30' x 5.38' (2.53m x 1.64m)

Fitted white bathroom suite comprising of panelled bath with fitted shower and shower screen, vanity wash hand basin, low level w.c with top flush, part tiled to walls, two double glazed windows to the rear elevation.

### **Externally**

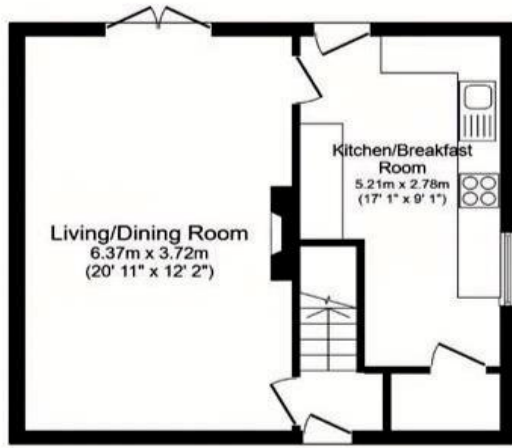
To the front of the property there is a easy to maintain garden enclosed by timber fencing with driveway providing off road parking and pathway leads to the side of the home with access to the rear garden. The rear garden in the agents opinion provides a great deal of privacy and is fully enclosed comprising of lawn, patio areas, decorative gravelling, covered seating area ideal for them summer or winter barbeques.

### **Disclaimer**

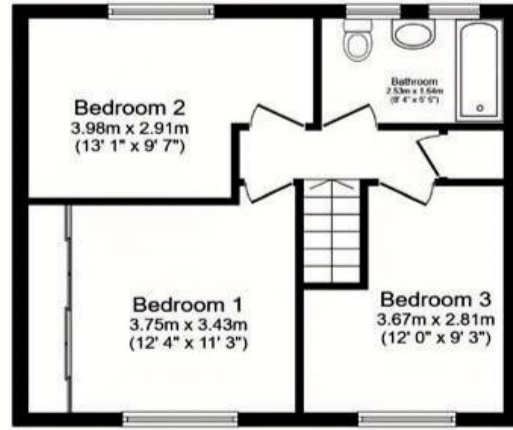
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**Ground Floor**  
Floor area 42.5 sq.m. (457 sq.ft.)



**First Floor**  
Floor area 42.5 sq.m. (457 sq.ft.)

**Total floor area: 85.0 sq.m. (915 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie

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92+	A		
81-91	B		84
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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