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Apartment 41, Quayside Grosvenor Wharf Road,
Ellesmere Port, CH65 4AY

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Asking Price £110,000

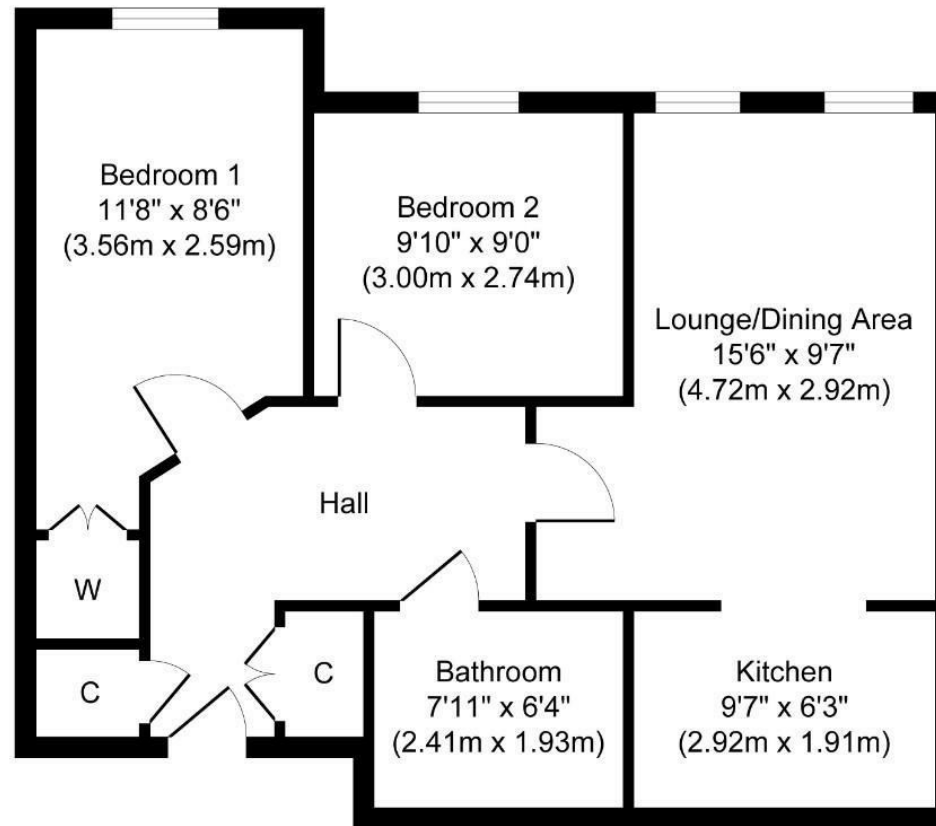
A rare opportunity to acquire a deceptively spacious, two-bedroom, first-floor apartment boasting panoramic, unhindered views over both the Shropshire Union Canal and Mersey Estuary. Situated within a highly desirable development close to local amenities and transport links in Ellesmere Port including good motorway networks to Liverpool, Manchester and North Wales, this versatile property offers an exceptional layout ideal for first-time buyers, downsizers or savvy investors alike.

Step inside to discover a welcoming entrance hall leading to a lounge/diner perfect for entertaining, alongside a modern fitted kitchen. Both bedrooms are generously proportioned, offering adaptable living spaces tailored for comfortable daily life or a high-yield rental investment.

Externally, the property benefits from landscaped gardens and allocated off-road parking with further visitors parking.

With properties offering this calibre of scenery rarely coming to market, an early viewing is strongly advised to fully appreciate the views and accommodation on offer.

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Approximate Floor Area
630 sq. ft
(58.52 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.

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Entrance Hall

Built-in cloaks cupboard and further airing cupboard with ample storage and housing electric water heater, wall-mounted electric heater.

Lounge/Dining Area

15'6" x 9'7"

Double glazed window enjoying views across the Shropshire Union Canal and Mersey Estuary and the famous Boat Museum, wall-mounted electric heater.

Open access through to:-

Kitchen

9'7" x 6'3"

Fitted with an range of wall and base units, stainless steel sink unit with drainer, work surfaces, part-tiled walls, electric oven and hob, plumbing and space for washing machine (included) and fridge freezer.

Bedroom One

11'8" x 8'6"

Double glazed window also enjoying canal and River Mersey views, built-in wardrobe offering ample storage space, wall-mounted electric heater.

Bedroom Two

9'10" x 9'0"

Currently used as a dining room. Double glazed window again enjoying views across the Shropshire Union Canal and Mersey Estuary, wall-mounted electric heater.

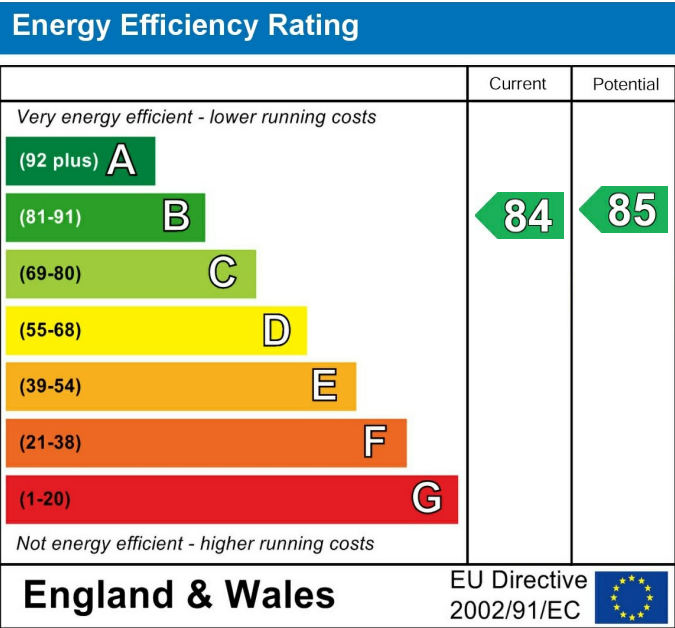
Bathroom

7'11" x 6'4"

A good sized room with suite in white comprising panel bath with electric shower over and glass shower screen, low level WC, pedestal wash basin, heated electric towel rail and part-tiled walls.

Outside

Externally the property sits on a popular development with landscaped gardens and close to local amenities with good travel links. Allocated off-road parking as well as additional visitor parking.



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.









