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HERE TO GET *you* THERE

13, Telford Quay South Pier Road, Ellesmere Port, CH65 4FL

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Asking Price £125,000

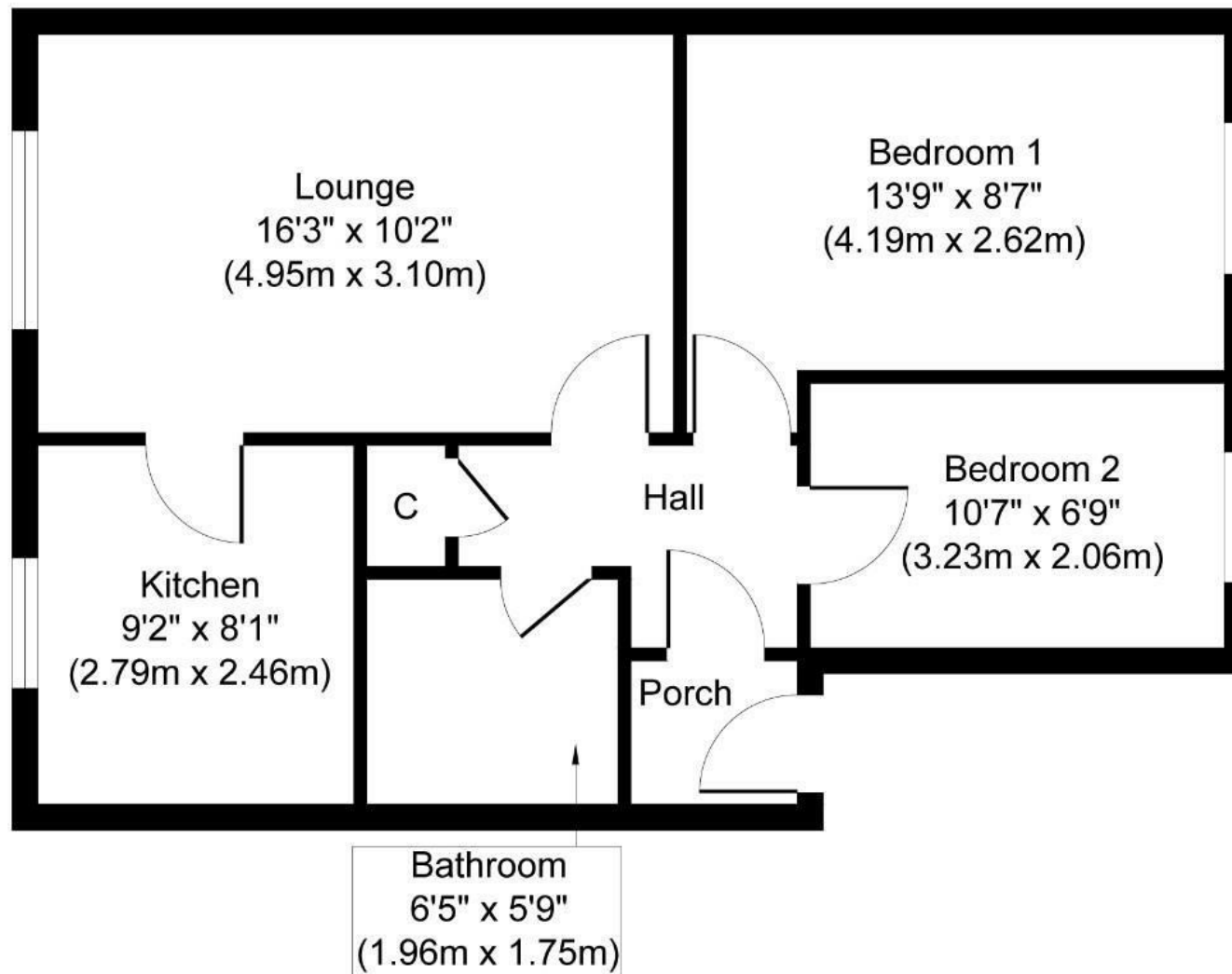
Here is an opportunity to purchase a two bedroom apartment which forms part of the Telford Quay warehouse conversion. The property fronts onto the Manchester Ship Canal so the boats can be enjoyed and in the distance the planes can be seen at Liverpool Airport. A great place to enjoy the world going by.

It is fair to say the property is ready for an upgrade and general modernisation but once done, would be an impressive apartment.

The property is situated close to public transport links including the motorway networks which open up access to surrounding centres of commerce.

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**Approximate Floor Area**  
**553 sq. ft**  
**(51.36 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

Store cupboard, storage heater.

Lounge

16'3" x 10'2"

Double arched windows overlooking the Manchester

Ship Canal and across to Liverpool. Storage heater.

Door to:-

Kitchen

9'2" x 8'1"

A range of wall and base units with contemporary worktops, integrated four burner hob, extractor over and oven below, tiled splashback, arched window, space for fridge freezer, sink unit.

Bedroom One

13'9" x 8'7"

Arched window, storage heater.

Bedroom Two

10'7" x 6'9"

Arched window, storage heater.

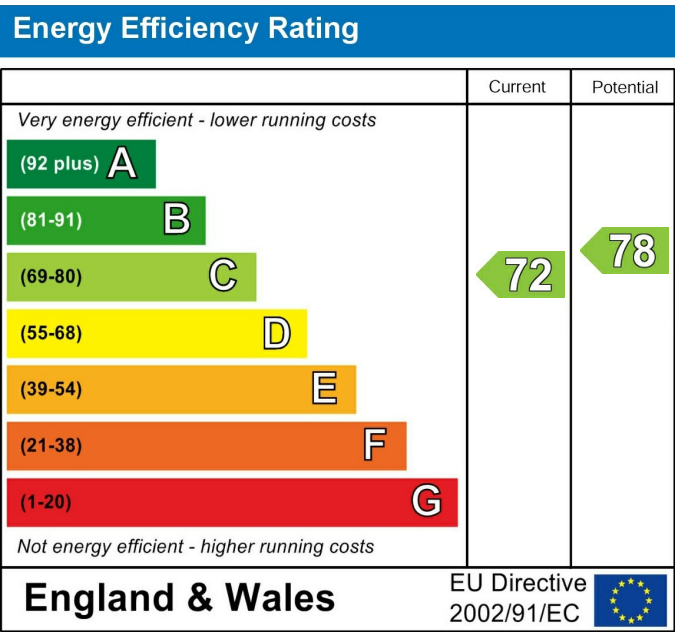
Bathroom

6'5" x 5'9"

Panel bath, low-level WC, pedestal wash basin, wall heater.

Outside

The gated residence area has one allocated parking space and general 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.



















