



Dover Court, Ellesmere Port, Cheshire. CH65

£155,000



26 Whitby Road, Ellesmere Port, Merseyside.
Liverpool. CH65 8AE
0151 356 5096

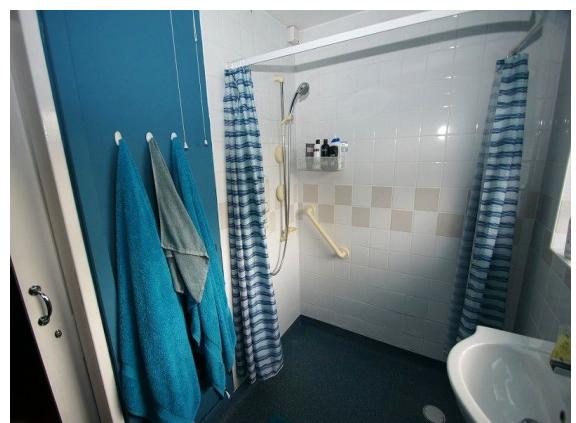
whiteheather
ESTATE AGENTS



Dover Court, Ellesmere Port, Cheshire. CH65

Normal
£155,000

Looking for a cozy and charming 2 bedroom bungalow to call your own?*** Look no further than this lovely property!*** Nestled in a quiet and peaceful neighbourhood, this bungalow boasts all the features and amenities you could want in a comfortable and convenient home. A credit to the existing owners.



Entrance

Opening from the front garden area to a small entrance vestibule which leads to Cloakroom/utility room and Lounge

Cloak Room (5' 02" x 4' 09") or (1.57m x 1.45m)

Ample coat storage space and space for dryer

Lounge (17' 06" x 11' 0") or (5.33m x 3.35m)

A generous sized lounge with front aspect to gardens and pedestrian walkway, double radiator and electric flame effect convector fire, opening to kitchen and inner hallway

Kitchen (9' 04" x 8' 0") or (2.84m x 2.44m)

Modern fitted kitchen comprising 5 base, 5 drawer and 3 wall mounted units in high gloss cream finish with complementary worktops, integrated ceramic hob with single oven, 1 1/2 sink drainer in stainless steel with matching mixer tap. Rear aspect window adjacent to sink and double glazed door opening to the rear garden and decked area.

Inner Hallway (10' 11" x 5' 08") or (3.33m x 1.73m)

Opening to Lounge, bedroom 1 & 2, Wetroom, 2 storage cupboards

Bedroom 1 (12' 08" x 10' 04") or (3.86m x 3.15m)

A bright front aspect double bedroom with radiator and built in double wardrobe

Bedroom 2 (10' 03" x 9' 11") or (3.12m x 3.02m)

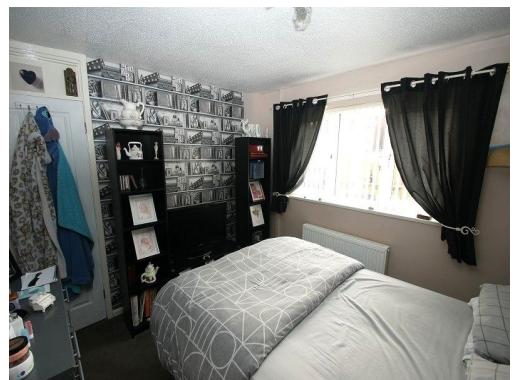
A bright rear aspect double bedroom with radiator and built in double robe

Wetroom (8' 0" x 5' 08") or (2.44m x 1.73m)

Large wetroom with walk in shower area Handwash and close coupled Wc in matching white

Rear Garden

A generous southerly facing rear garden area mainly laid to lawn with large decked area opening from the kitchen doorway.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

White Heather Estates
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1.5 million - 10% of Purchase Price. From £1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.