



Woodfield Road, Ellesmere Port, Cheshire. CH65 8BP

£110,000



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

whiteheather  
ESTATE AGENTS





## Woodfield Road, Ellesmere Port, Cheshire. CH65 8BP

Normal  
**£110,000**

White heather estates are delighted to market for sale this stunning 2 bedroom terraced property ideal for first time buyers or investors

Introducing 51 Woodfield Road, Ellesmere Port. Nestled in the heart of Ellesmere Port town centre, this exceptional home offers the perfect blend of style, comfort, and convenience. With its prime location and impressive features, it's the ideal property you've been searching for!

### Key Features:

- Spacious and well presented
- 2 bedrooms, perfect for a first home or rental accomodation
- Bright and inviting living areas
- Modern kitchen with high-end appliances
- Private patio rear area, ideal for outdoor entertaining



## Entrance

Hardwood partly glazed front door . Fully glazed wooden door opens to lounge. Stairs leading to first floor.

## Lounge (15' 05" x 10' 09") or (4.70m x 3.28m)

Front aspect UPVC double glazed window. Wooden fire surround housing mounted gas fire (fire has been condemned) . Double radiator. Gas meter in cupboard. Laminate flooring. Fully glazed door to kitchen.

## Kitchen (13' 06" x 9' 04" ) or (4.11m x 2.84m)

The kitchen has been fitted with a range of units having medium wood finish with burgundy speckled working surfaces comprising 8 base units including 1 three pull out drawer and 9 wall mounted units including 1 part glazed fronted unit. (One of the units contains fridge/freezer). Storage cupboard containing trip switches, electric meter and wooden shelves. Built-in electric oven and gas hob. Wall mounted extractor fan. Single drainer stainless steel sink unit having window above. Tiled splash backs. UPVC part glazed door to rear area having rear aspect window beside. Plumbed for washing machine. Wall mounted boiler. Double radiator. Tiled effect cushion flooring.

## Landing

Access to roof space. Carpet. Double radiator. Doors open to bedrooms and bathroom.

## Bedroom 1 (10' 09" Max x 13' 01") or (3.28m Max x 3.99m)

Length reduces to 10'1"

Front aspect UPVC double glazed window. Built-in wardrobes. Double radiator. Carpet.

## Bedroom 2 (12' 01" x 6' 08" ) or (3.68m x 2.03m)

Rear aspect UPVC double glazed window. Space for wardrobe. Single radiator. Carpet.

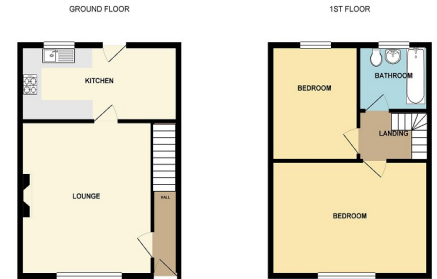
## Bathroom (9' 04" x 6' 05" ) or (2.84m x 1.96m)

The bathroom suite is white comprising panelled bath with over bath electric shower. Pedestal wash hand basin and low level wc. Half tiled walls. Rear aspect UPVC obscured glazed window. Storage with shelves for towels. Tiled effect cushion flooring.

## Outside

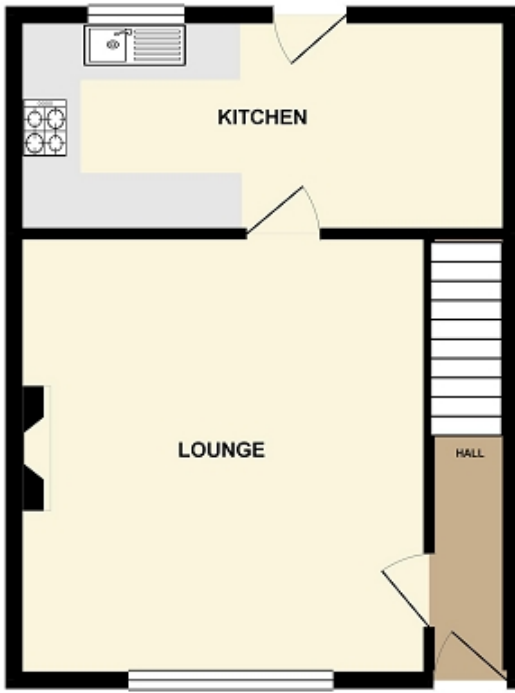
### Rear area

Brick boundary wall. Corrugated shed. Wooden rear gate.

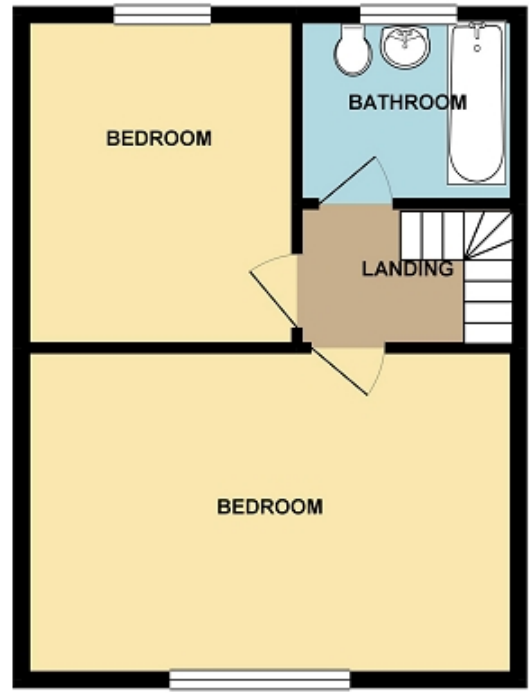


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	55
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.