



Lime Street, Ellesmere Port, Cheshire. CH65 2AZ

Offers In Region Of **£107,000**



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whiteheather
ESTATE AGENTS



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Key Features:

3 Spacious Bedrooms: Plenty of room for your family to grow or host guests comfortably.

Modern Bathroom: Enjoy the luxury of beautifully designed bathrooms for your relaxation.

Sleek Kitchen: A fully equipped and modern kitchen to unleash your inner chef.

Private outside area: Perfect for outdoor gatherings or simply unwinding.

Great Location: Situated in an established residential area of Ellesmere Port, close to amenities and transport links.

Why Choose 20 Lime Street?

This property boasts a harmonious blend of contemporary style and functionality. With spacious interiors, ample natural light, and high-quality finishes, it offers an inviting



Entrance Hall

UPVC entrance door opens to hall. Traditional staircase to first floor. Doors open to lounge and dining room. Wood laminate flooring.

Lounge (13' 07" x 10' 01") or (4.14m x 3.07m)

Front aspect UPVC double glazed window. Double radiator. Television point. Laminate flooring. Archway leads to dining room.

Dining Room (14' 0" x 10' 07") or (4.27m x 3.23m)

Rear aspect UPVC double glazed window. Laminate flooring. Single radiator. Door opens to kitchen.

Kitchen (8' 08" x 8' 0") or (2.64m x 2.44m)

The kitchen has been fitted with a range of units having light wood fascias with black speckled working surfaces comprising 3 base units and 4 wall mounted units. Single drainer stainless steel sink unit with window above. Further window. Tiled splash backs. Understairs storage space. Laminate effect cushion flooring. Door to Utility room.

Utility Room

Plumbed for washing machine. Door to rear garden.

Landing

Traditional staircase leads to 1st floor. Access to roof space. Doors open to bedrooms and bathroom.

Bedroom 1 (13' 07" x 14' 01") or (4.14m x 4.29m)

Front aspect UPVC double glazed window. Built-in wardrobe. Single radiator. Carpet flooring.

Bedroom 2 (8' 06" x 7' 03") or (2.59m x 2.21m)

Two window lights. Single radiator. Carpet flooring.

Bedroom 3 (8' 05" x 7' 03") or (2.57m x 2.21m)

Rear aspect UPVC double glazed window. Single radiator. Carpet flooring.

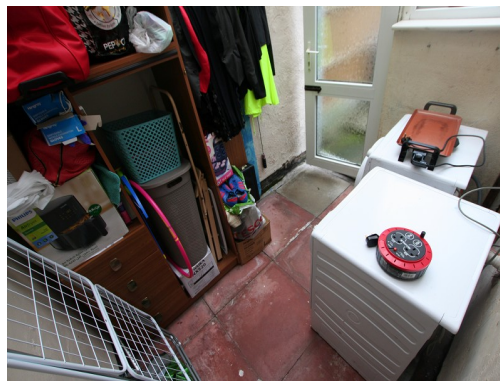
Bathroom (7' 05" x 7' 02") or (2.26m x 2.18m)


The bathroom suite is grey comprising panelled bath with mains fed shower. Low level wc. Vanity wash hand basin. Fully tiled walls. Rear aspect obscured glazed window. Single radiator. Cupboard containing combination boiler. Tiled effect cushion flooring.

Outside

Rear Garden

Sunny rear garden not directly overlooked. Paved patio area. Wooden boundary fence. Rear wooden gate. Pebble dashed Workshop having power, storage facilities with wooden door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
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.

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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.