



Briarfield Road, Ellesmere Port, Cheshire. CH65

£120,000



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

whiteheather  
ESTATE AGENTS



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Normal  
**£120,000**

White heather estates are delighted to market this stunning 2 bedrooomed mid terrace property which is ready and waiting for its new owners to move into! Maintained to the highest of specifications and an absolute credit to its current owners. Situated in Ellesmere Port town centre means shops, supermarkets, transport links are all within a short walking distance. Early viewing strongly advised to avoid disappointment.



### Entrance Porch

Part glazed composite door opens to porch. Laminate flooring to porch. Further door opens to hallway.

### Hallway

Carpet flooring. Traditional staircase. Single radiator. Door opens to lounge.

### Living Room (13' 03" x 10' 06") or (4.04m x 3.20m)

13.08 x 10.6 reducing to 10.0

Front aspect UPVC double glazed window. Single radiator. Decorative fireplace. Ample under stairs storage area with electric power supply. Wall mounted unit contains electric meter. Laminate flooring. Tv Point. Door opens to kitchen/diner.

### Kitchen (13' 08" x 10' 10") or (4.17m x 3.30m)

The spacious kitchen has been fitted with a range of white high gloss units and cupboards comprising 5 base units, integral dishwasher, 8 wall mounted units, one set of three pull out drawers and an additional one set of four pull out drawers. Having laminate wood effect working surfaces. 1 1/2 bowl drainer sink unit in stainless steel with matching mixer taps. Tiled splash backs. Wall mounted chrome extractor fan. Single radiator. Plenty of space for a fridge freezer. Plumbed for washing machine. Space for cooker with power point supplied. Well presented with laminate flooring throughout with a UPVC fully glazed rear door leading to the outside area. 2 x rear aspect double glazed UPVC windows. Wall mounted combination boiler is 3 years old with the benefit of full service/maintenance history.

### Landing

Carpet flooring. Doors open to bedrooms and bathroom.

### Bedroom 1 (13' 09" x 12' 04") or (4.19m x 3.76m)

13.09 x 12.04 reducing to 9.10

Two front aspect double glazed UPVC window. Carpet flooring. Wardrobe space. Loft access (loft is partly boarded). Single radiator.

### Bathroom 2 (12' 02" x 7' 02") or (3.71m x 2.18m)

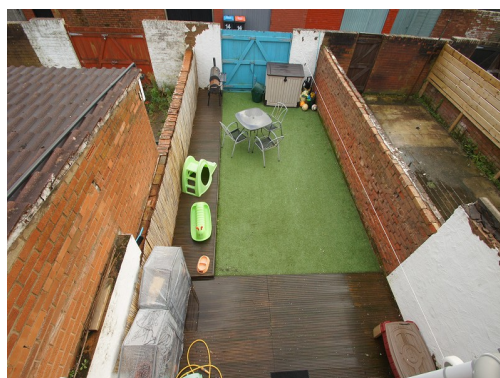
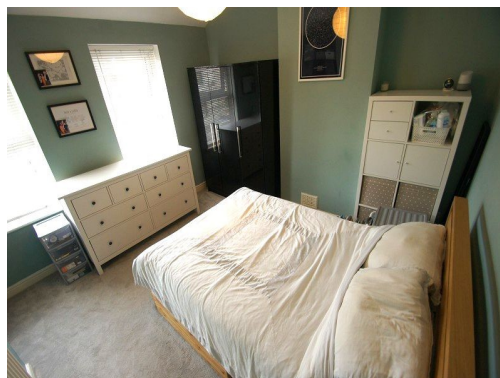
Rear aspect UPVC double glazed window. Space for wardrobe. Double radiator. Carpet flooring.

### Bathroom (8' 07" x 5' 07") or (2.62m x 1.70m)

A modern well presented bathroom with a white bathroom suite installed. L shaped bath. Rainshower with second shower attachment (mains fed). Push button toilet. Vanity wash hand basin. Half tiled walls. Rear aspect UPVC obscured glazed window. Wall mounted extractor fan.

### Rear area

Low maintenance rear area with potential for off road parking. Astro turf. Decked area. Rear rendered boundary wall. Wooden boundary to left. Brick boundary to right.



White Heather Estates  
26 Whitby Road, Ellesmere Port, Merseyside. Liverpool. CH65 8AE  
0151 356 5096  
[support@whiteheatherestates.co.uk](mailto:support@whiteheatherestates.co.uk)

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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.