



Church Street, Ellesmere Port, Cheshire. CH65

£72,000



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

whiteheather
ESTATE AGENTS



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Normal
£72,000

BOASTING NO ONWARD CHAIN. An excellent opportunity to purchase a well-presented one-bedroom first-floor flat ideally situated in the heart of Ellesmere Port. Perfect for first-time buyers, downsizers, or investors looking for a hassle-free, ready-to-go property with strong rental potential.



Entrance

Entrance via secure intercom system. The flat is situated on the ground floor. Labelled door number "139".

Entrance Hall

Composite entrance door. Intercom system. Laminate flooring. Cupboard containing gas and electric meters. Single radiator. Built in cupboard / storage space. Can access bathroom, bedroom and lounge from the hallway.

Living Room (15' 05" x 11' 09") or (4.70m x 3.58m)

15.5 x 11.9 reducing to 10.4

Side aspect UPVC double glazed window. Single radiator. Telephone point x 2. Laminate flooring. Door opens to hallway and further door to kitchen

Kitchen (11' 05" x 7' 02") or (3.48m x 2.18m)

Door opens from lounge.

The kitchen has been fitted with a range of units having 6 base units, 1 pull out drawer and 3 wall mounted units. Black speckled laminate rolled top working surfaces. Built in "lamona" electric oven with gas hob above. Wall mounted electric extractor fan above gas hob. Stainless steel single drainer sink unit with matching mixer tap. Plumbed for washing machine. Space for fridge/freezer in the antispaces to rear of kitchen. Grey splashback tiles. Front aspect double glazed upvc window. Single radiator. Tiled flooring.

Bedroom 1 (12' 02" x 10' 04") or (3.71m x 3.15m)

12.2 x 10.4 reduce to 9.1

Door opens from hallway.

Front aspect upvc double glazed window. Single radiator. Space for wardrobe. Laminate flooring.

Bathroom (7' 02" x 5' 06") or (2.18m x 1.68m)

Door opens from hallway.

The bathroom suite is white and comprises a panelled bath. Push button W.C. Pedestal wash hand basin. Part tiled walls. Cushion flooring. Single radiator.



| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 75 |
| (55-68) D | | |
| (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.