

EPC: B

Birch Avenue, Ellesmere Port, Cheshire

Asking Price: £195,000

Clive Watkin










SAMSUNG



Situated on a private road, this beautifully presented two-bedroom home offers modern living in a peaceful setting, benefiting from two allocated parking spaces and attractive views over the neighbouring playing field.

The property welcomes you with a bright and inviting lounge and a well-appointed kitchen/diner, perfect for both everyday living and entertaining. A convenient downstairs W/C completes the ground floor accommodation.

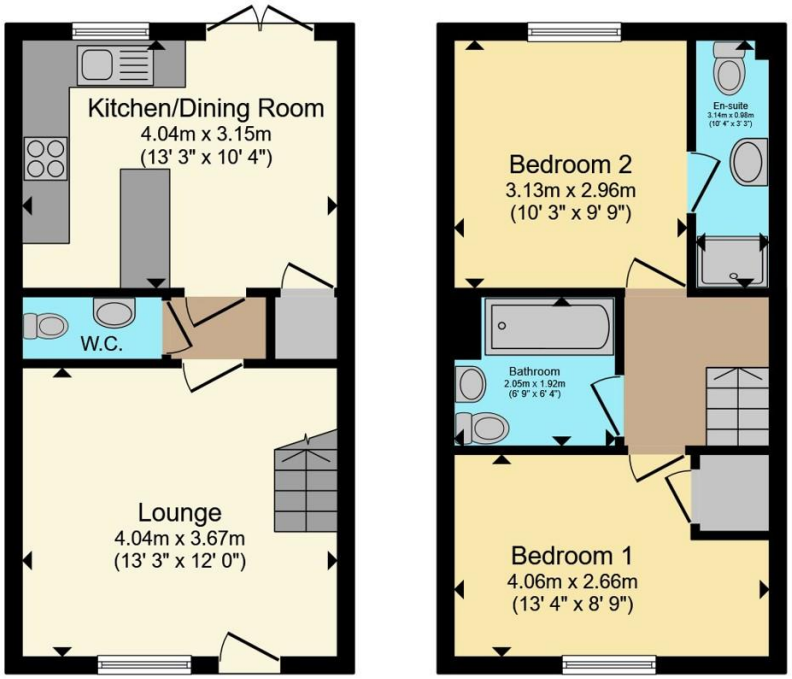
To the first floor, there are two well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room. A modern family bathroom serves the second bedroom.

Externally, the enclosed rear garden provides an excellent space for relaxation and outdoor dining, while enjoying an open aspect overlooking the playing field beyond. To the front, the property benefits from two allocated parking spaces, offering convenient off-road parking.

Combining a sought-after location, practical living space and attractive outdoor outlook, this fantastic home is ideal for first-time buyers, downsizers or investors







Ground Floor **First Floor**

Total floor area 62.6 m² (673 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **A**

Tenure: **Freehold**

Site Fee - **£179.35 PA**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: LTS_LTS260475_R6PL_8