

Stanney Lane, Ellesmere Port, Cheshire

Guide Price: £125,000

Clive Watkin













Situated in a popular residential location of Ellesmere Port, this three-bedroom semi-detached property, offers well-proportioned accommodation throughout and excellent potential for modernisation.

The ground floor comprises an entrance hallway, spacious lounge, separate dining room, kitchen and a convenient downstairs W.C. To the first floor are three bedrooms and a shower room.

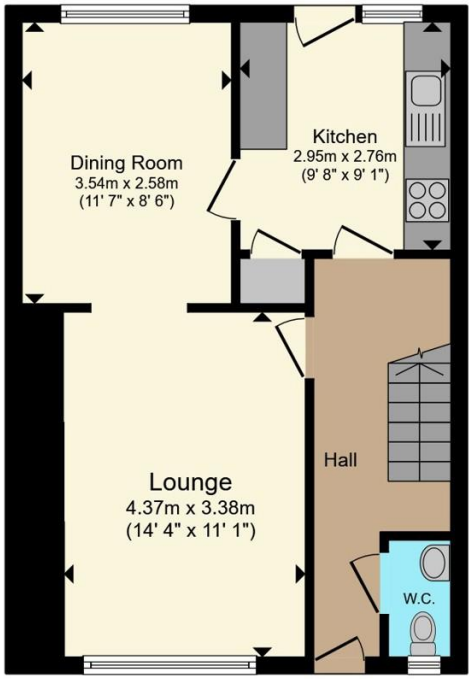
Externally, the property benefits from a garage and a private rear garden, providing useful outdoor space and additional storage.

The property presents an excellent opportunity for buyers seeking to create a home to their own taste and specification. With a practical layout, generous accommodation and scope for improvement, this is a property with plenty of potential for owner-occupiers and investors alike.

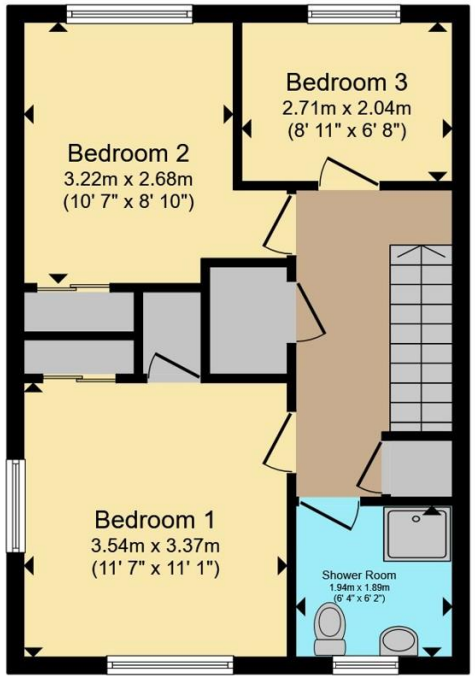
Council tax band - B
Tenure - Freehold







Ground Floor



First Floor

Total floor area 88.9 m² (957 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

Clive Watkin





Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

T: 0151 339 4771
E: littlesutton@clivewatkin.com
394 Chester Road, Little Sutton, Cheshire, CH66 3RB

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.

Clive Watkin is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: LTS_LTS260333_R6PL_8