



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

4 Nelson Road, Ellesmere Port, CH65 2BB

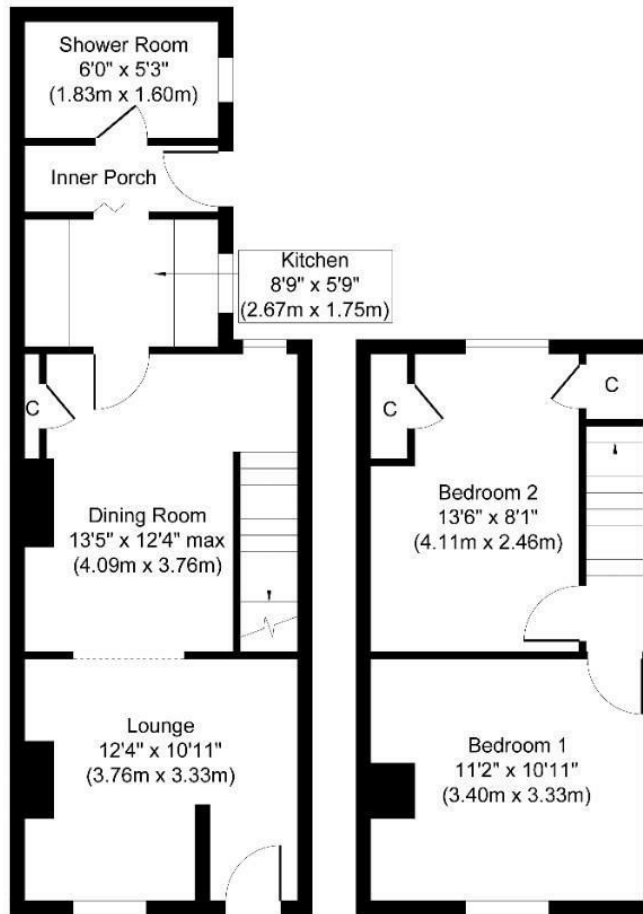
4 Nelson Road, Ellesmere Port, CH65 2BB

Asking Price £99,500

A rare opportunity to purchase your first home or indeed, add another property to your rental portfolio. The property presents well but would benefit from some TLC and general updating. The basics are in place with double glazed windows and central heating.

Situated in one of the older parts of the town, there is access to local shops, public transport links, attractions such as the Boat Museum and the centre of Ellesmere Port is a bus ride away with a wider selection of amenities.

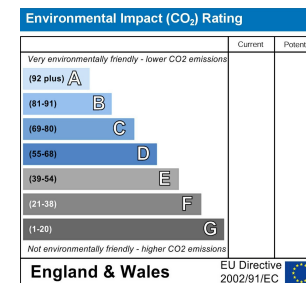
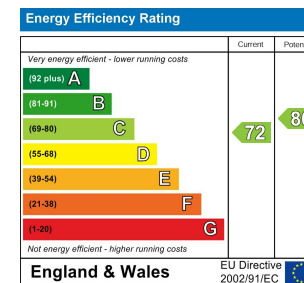
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**Ground Floor**  
**Approximate Floor Area**  
**435 sq. ft**  
**(40.41 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**304 sq. ft**  
**(28.24 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Open Plan Lounge/Dining Room

Being separated by an archway.

### Lounge

12'4" x 10'11"

Stone style cladded fire surround, double glazed window to front elevation, central heating radiator. Archway through to:-

### Dining Room

13'5" x 12'4" max

Store cupboard, double glazed window to rear elevation, central heating radiator, staircase to first floor. Door leading to:-

### Kitchen

8'9" x 5'9"

Although compact, the kitchen manages to house a good selection of units, four burner gas hob with extractor above and oven below, plumbing for automatic washing machine, Glow Worm wall mounted boiler, double glazed window to side elevation with vertical blinds. Doorway to:-

### Inner Porch Area

With access door to rear yard and further door to:-

### Shower Room

6'0" x 5'3"

Corner shower cubicle, low-level WC, wash hand basin, tiled walls, double glazed window to side elevation.

### First Floor

Staircase leads from dining room to first floor with loft access.

### Bedroom One

11'2" x 10'11"

Central heating radiator, double glazed window to front elevation.

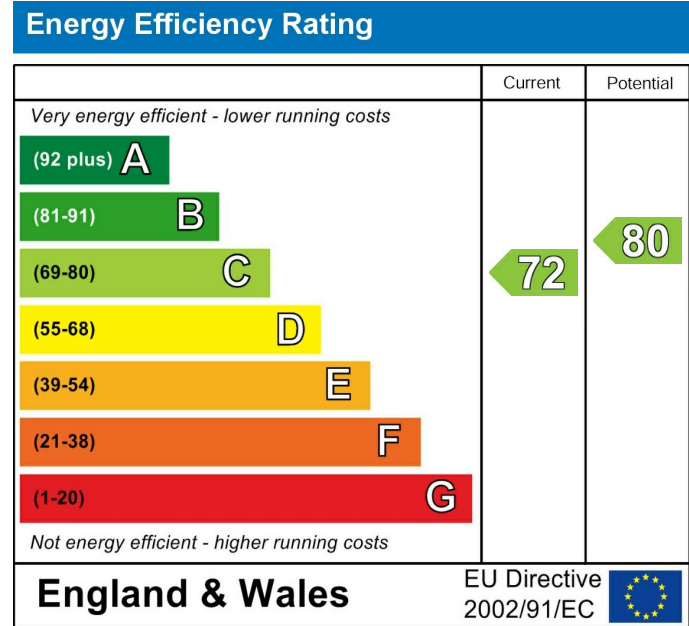
### Bedroom Two

13'6" x 8'1"

Two store cupboards, central heating radiator, double glazed window to rear elevation.

### Outside

To the front there is a small enclosed garden whilst to the rear there is a gated yard.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

