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27 Flatt Lane, Ellesmere Port, CH65 8DN

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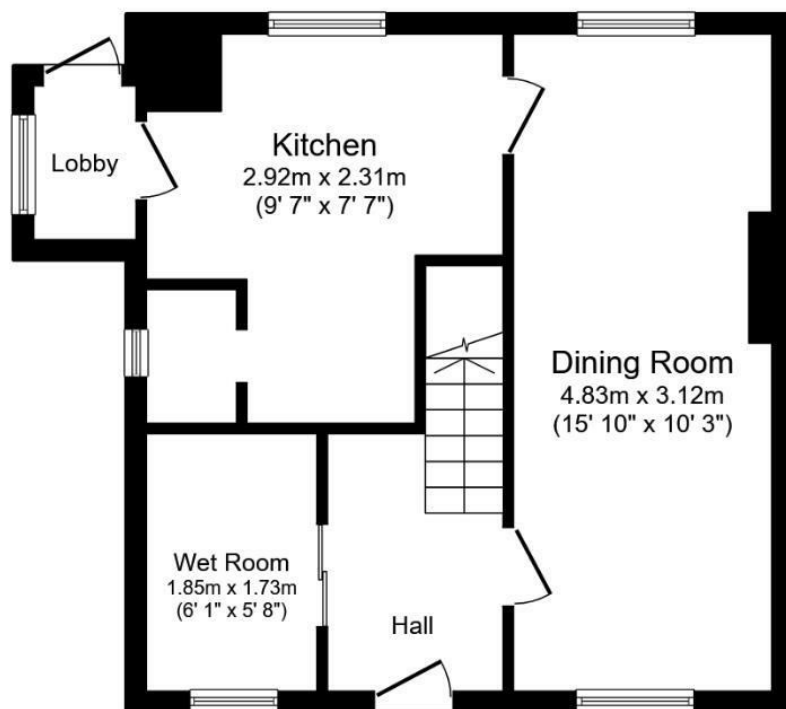
Asking Price £130,000

A traditional mid-terrace property that is an ideal candidate for modernisation or even extension, subject to the relevant permissions being obtained. Again, subject to the permissions being obtained, there is scope to create off-road parking to the front. A number of other properties have done this, so permission should be obtainable. Another feature of this property is the very generous rear garden that would allow sizable extensions whilst retaining a spacious garden area.

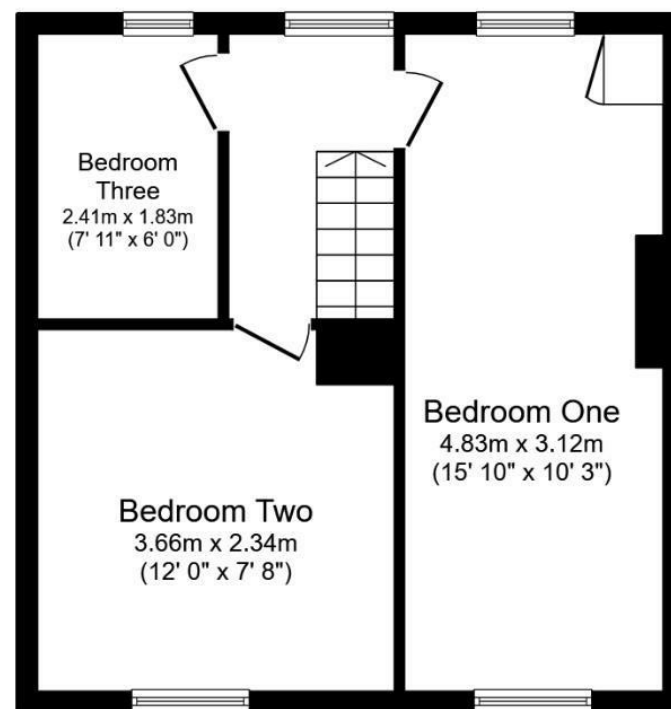
Situated close to the town centre of Ellesmere Port and Whitby, both of which offer local shops, supermarkets and for those easy evenings various takeaways.

This property represents an opportunity to create and grow into your new home but please note updating and modernisation is required.

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Ground Floor



First Floor

Total floor area: 85.7 sq.m. (922 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Entrance Hall

Stairs to first floor.

Ground Floor Wet Room

6'1" x 5'8"

Formerly the bathroom it has been converted to a full wet room with showering area, low-level WC, wash hand basin. Central heating radiator, double glazed window to front garden.

Lounge

15'10" x 10'3"

Central fireplace creating the focal point of this room, two double glazed windows flood this room with natural light, central heating radiator. Door to:-

Kitchen

9'7" x 7'7" min

Base units with stainless steel sink. This area does require a full refit. Central heating radiator, double glazed windows to side and rear elevations. Side access door to outside.

First Floor

Staircase leads from hall to first floor landing with double glazed window to rear elevation, loft access.

Bedroom One

15'10" x 10'5"

Original fire surround and grate, boiler cupboard with I-mini boiler, two double glazed windows with blinds.

Bedroom Two

12'0" x 7'8"

Double glazed window with blinds to front elevation, central heating radiator.

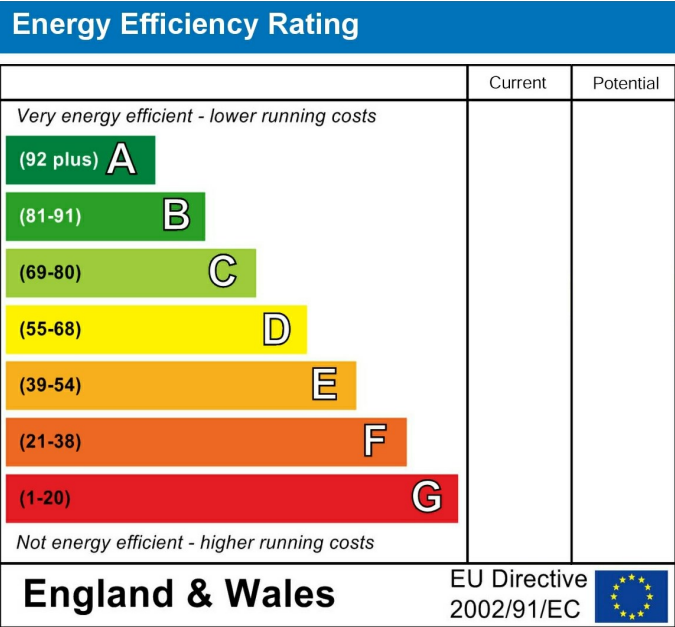
Bedroom Three

7'11" x 6'0"

Double glazed window to rear elevation.

Outside

As previously mentioned, this is the wow factor of this property with very generous gardens front and rear. Both of which could be subject to the necessary permissions being obtained and could be utilised to enhance the property. Maybe off-road parking to the front or extensions to the rear.



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.









