



HUNTERS
FOR SALE

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34 Victoria Road, Ellesmere Port, CH65 8BS

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Offers In The Region Of £99,950

Calling all budding Investors

Here we have a great opportunity to acquire a traditional, larger than average, three bedroom terraced home. This property has the basis to be a successful Buy To Let option or indeed as a first home.

The property features gas heating, double glazed windows and is close to local shops, whilst the centre of Ellesmere Port is within a reasonable walking distance. Public transport is well served and schools for most age groups can be found in the general area.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
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Entrance Hall

Front entrance door leads into hall with stairs to first floor, understairs cupboard, central heating radiator.

Lounge

11'11" (excluding bay) x 9'9"
Fire surround with hearth housing electric fire, double glazed window to front elevation, central heating radiator.

Kitchen/Dining Area

14'4" (max) x 12'1"
The kitchen has a selection of wall and base units but is ready for an update, one and a half bowl sink unit, fridge freezer recess, gas cooker, double glazed window to rear elevation.

The dining area enjoys French doors to the rear yard, wall mounted central heating boiler.

First Floor

Staircase leads from hall to first floor landing with Loft access.

Bedroom One

12'0" x 8'9"
Double glazed window, central heating radiator.

Bedroom Two

12'10" x 8'9"
Double glazed window, central heating radiator.

Bedroom Three

7'8" x 6'5"
Double glazed window, central heating radiator.

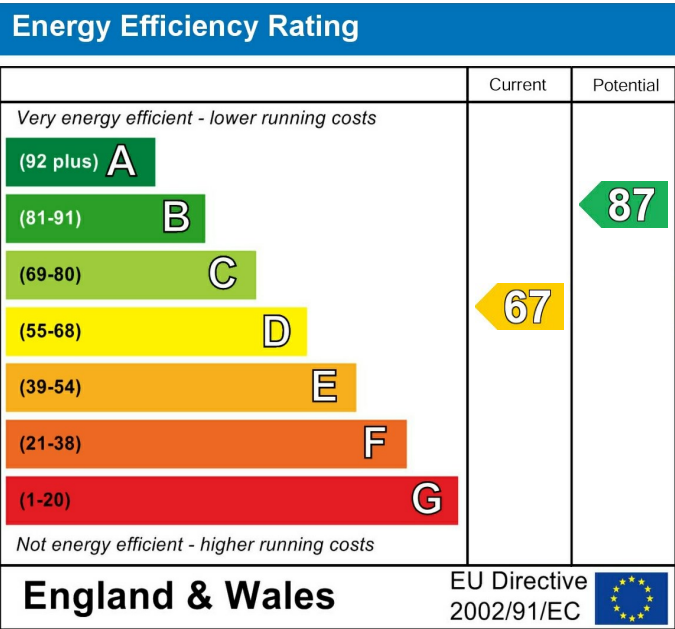
Bathroom

8'11" x 6'5"
Three piece suite again ready for an upgrade, low level WC, pedestal wash basin, corner bath with shower over, laminate flooring, storage cupboard.

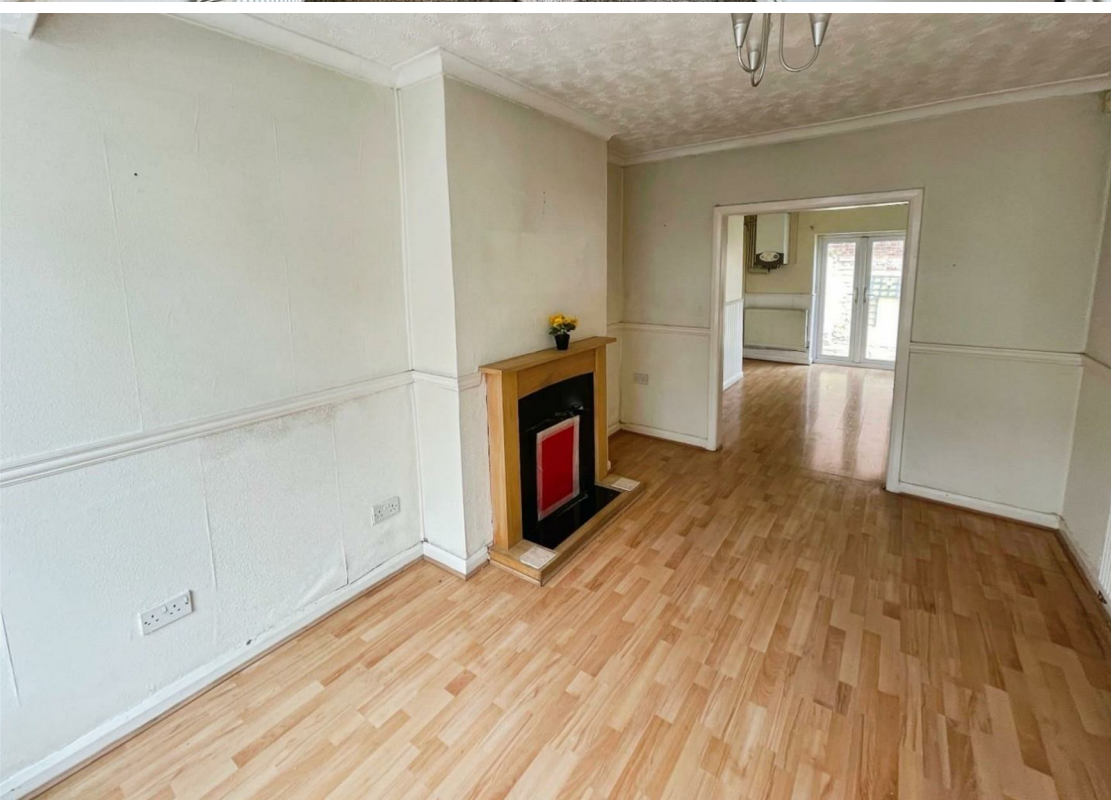
Ouside

Small domestic area to front.

To the rear there is a gated area to a private rear 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.











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