SSTC

MALLORY ROAD, ELLESMERE PORT, CHESHIRE, CH65 7DQ

£130,000

3 2 1

ABC Property Shop present this spacious home boasting a stunning large rear garden, driveway parking and endless family living potential.

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

- Non Standard Construction - Cash Buyers Only
- Excellent Potential Throughout
- Ideal First Time Buy or Family Home
- Useful Rear Outbuilding/Workshop
- Larger Than Average Rear Garden
- Driveway Providing Off Road Parking
- Spacious Living Room & Separate Dining Room
- Three Bedroom Terraced Property
- Virtual Tour & 3D Floor Plan Available
- Viewings Recommended to Appreciate!

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*** CASH BUYERS ONLY *** NON-STANDARD CONSTRUCTION ***

ABC Property Shop are delighted to offer for sale, with no onward chain, this spacious three bedroom terraced property situated in a popular residential area of Ellesmere Port. Offering generous accommodation throughout along with excellent outdoor space, this property is ideally suited to first time buyers, families and investors alike.

The ground floor briefly comprises an entrance hallway, a bright and spacious living room, separate dining room and fitted kitchen with access to the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off road parking along with a front garden. To the rear is a larger than average enclosed garden which offers excellent outdoor space for families and entertaining, together with a useful outbuilding providing additional storage or workshop potential.

This property offers fantastic potential for buyers looking to put their own stamp on a home while benefiting from spacious room sizes and a convenient location close to local amenities, schools and transport links.

Please note the property is of non-standard construction and prospective purchasers should be aware that this does mean it's available for cash buyers only.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective purchasers should verify all details through their own inspection.

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: A (Cheshire West & Chester)
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance Hallway
w: 1.9m x l: 3.77m (w: 6' 3" x l: 12' 4")
UPVC Doors, Under Stairs Storage, Carpeted, Radiator.

Living Room
w: 3.25m x l: 4.57m (w: 10' 8" x l: 15')
Front Facing, Carpeted, Gas Fireplace, Doors to Dining Room.

Dining
w: 3.24m x l: 2.98m (w: 10' 8" x l: 9' 9")
Rear Facing, Carpeted, Radiator.

Kitchen
w: 2.53m x l: 3.21m (w: 8' 4" x l: 10' 6")
Wall & Base Units, Worktops, Sink with Mixer Tap, Integrated Gas Hob, Integrated Oven, Vinyl Flooring, Radiator, UPVC Door to Rear Garden.

Master Bedroom
w: 3.24m x l: 3.53m (w: 10' 8" x l: 11' 7")
Front Facing, Carpeted, Radiator, Built In Wardrobes.

Bedroom 2
w: 2.54m x l: 4.31m (w: 8' 4" x l: 14' 2")
Rear Facing, Carpeted, Radiator, Built in Wardrobe.

Bedroom 3

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w: 2.98m x l: 2.33m (w: 9' 9" x l: 7' 8")
Front Facing, Carpeted, Radiator, Stair Box.

Bathroom
w: 1.67m x l: 2.12m (w: 5' 6" x l: 6' 11")
Bath with Electric Shower Over, Sink, WC, Radiator, Laminate Flooring.

Garden
Front: Lawn & Driveway, Side Access to Rear.

Rear: Patio, Lawn & Outbuildings.

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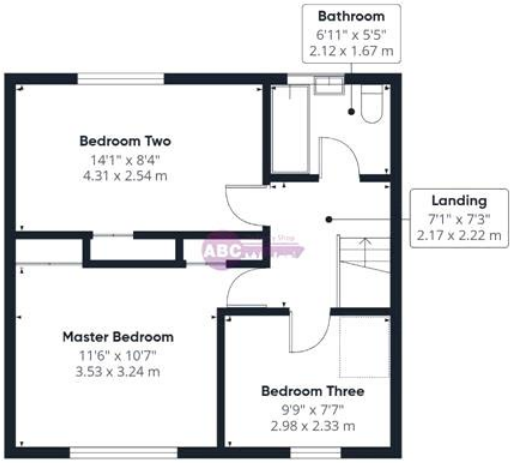
Floor 0



Floor 1

Approximate total area(1)

846 ft²

78.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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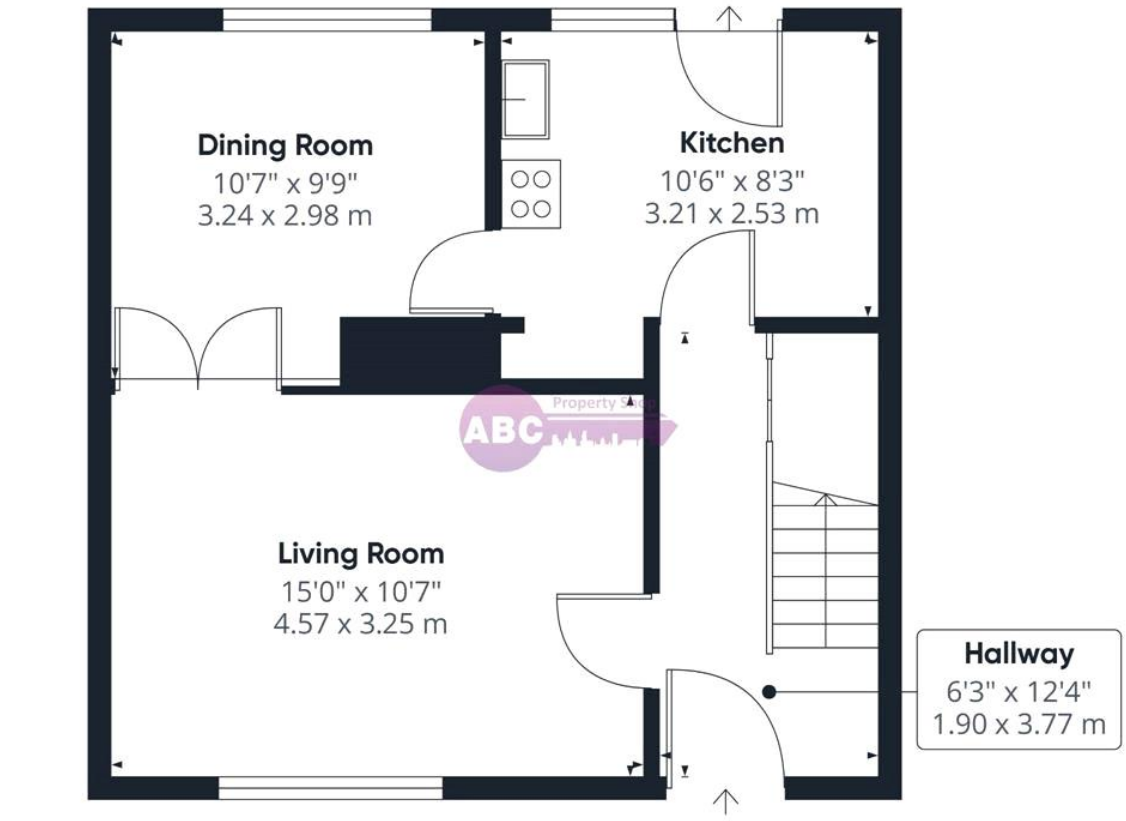

Approximate total area(1)
435 ft²
40.4 m²

(1) Excluding balconies and terraces

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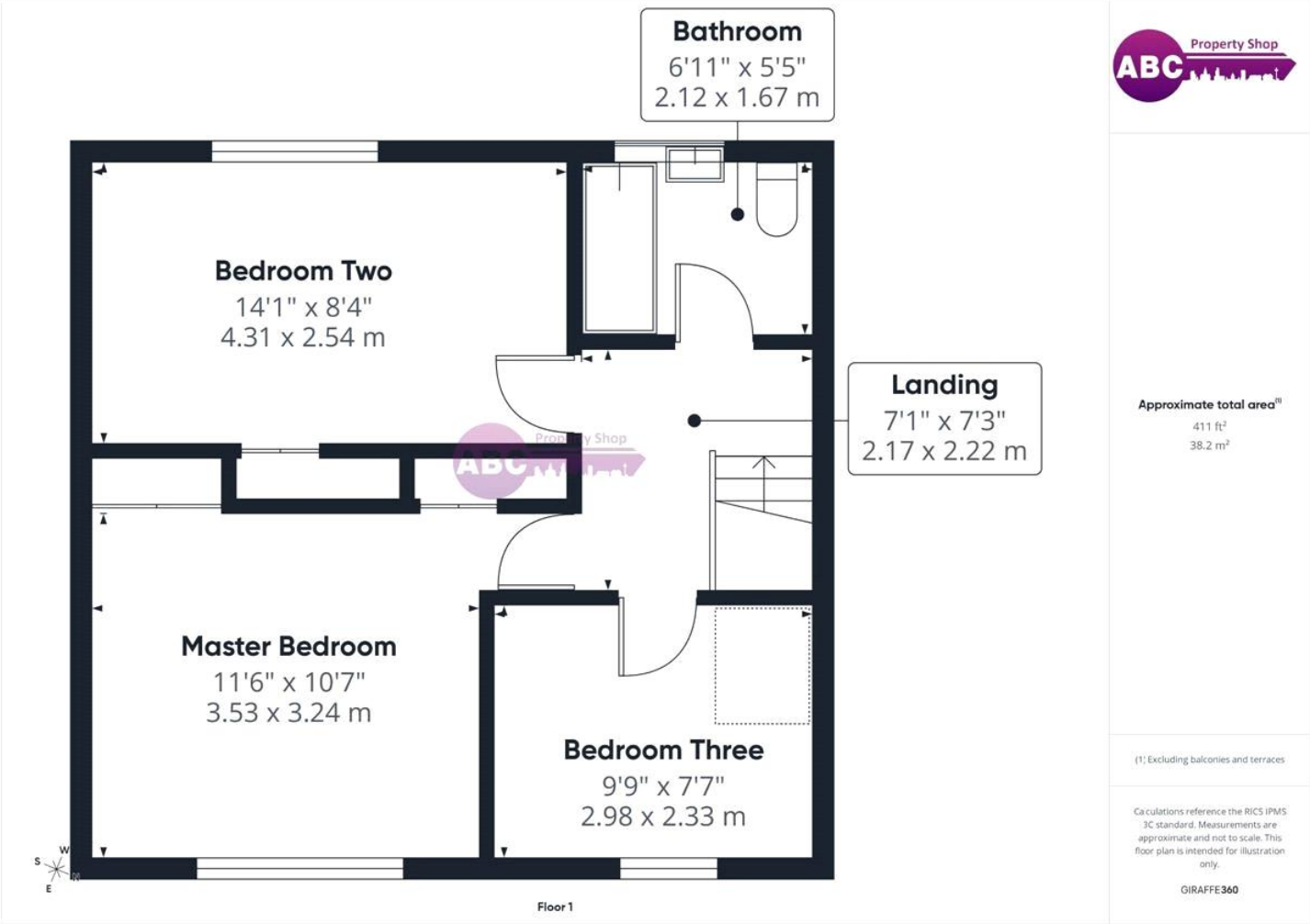

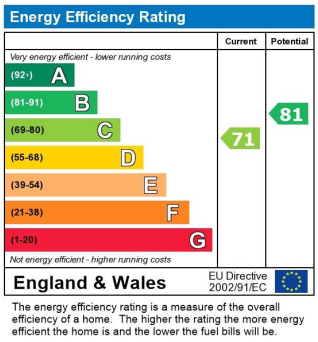

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