

PRINCETON WAY, ELLESMERE PORT, CHESHIRE, CH65 8AH

£180,000

2 1 1

Beautifully presented semi-detached home with modern interiors, off-road parking, generous garden, in a popular Ellesmere Port location.

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
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- No Onward Chain
- Freehold Property
- Two Double Bedrooms
- Modern Well-Appointed Kitchen
- Spacious Living Room
- Downstairs WC
- Driveway
- Enclosed Rear Garden
- Virtual Tour Available
- Viewings Recommended to Appreciate!









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ABC Property Shop are delighted to present this beautifully presented two-bedroom semi-detached freehold home, situated on a modern and popular residential development in Ellesmere Port.

Completed by Barratt Homes in 2018, this property offers stylish, move-in-ready accommodation and is ideal for first-time buyers, young families or those looking to downsize. Conveniently located close to a wide range of local amenities, including shops, well-regarded schools, excellent public transport links and easy access to the motorway network, it is perfectly positioned for both everyday living and commuting.

The accommodation briefly comprises a welcoming entrance hallway, a convenient downstairs WC, a modern fitted kitchen, and a spacious lounge/dining room with plenty of room for both relaxing and entertaining and patio doors to the garden.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property enjoys steps to the front entrance, off-road parking to the side, and a generous enclosed rear garden featuring a patio seating area and lawn, providing an ideal space for outdoor dining, entertaining or simply unwinding.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to 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: B (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: 0.97m x l: 2.37m (w: 3' 2" x l: 7' 9")
Tiled, Radiator.

Boiler Cupboard
w: 0.72m x l: 0.84m (w: 2' 4" x l: 2' 9")
Logic Combi Boiler (2018), Tiled.

WC
w: 0.87m x l: 1.6m (w: 2' 10" x l: 5' 3")
WC, Basin with Mixer Tap, Tiled, Radiator.

Kitchen
w: 1.92m x l: 2.37m (w: 6' 4" x l: 7' 9")
Wall & Base Units, Worktops, Sink with Mixer Tap, Electric Oven, Gas Hob with Stainless Steel Splashback, Extractor Fan, Plumbing for Washing Machine.

Living Room
w: 3.9m x l: 4.32m (w: 12' 10" x l: 14' 2")
Carpeted, 2 x Radiators, UPVC Patio Doors to Rear Garden, Stairs to First Floor.

Landing
w: 0.97m x l: 1.85m (w: 3' 2" x l: 6' 1")
Carpeted, Loft Access.

Bedroom 1
w: 2.4m x l: 3.91m (w: 7' 10" x l: 12' 10")
Front Facing, Carpeted, Radiator.

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Bedroom 2
w: 2.22m x l: 3.92m (w: 7' 3" x l: 12' 10")
Rear Facing, Carpeted, Radiator, Storage Cupboard.

Bathroom
w: 1.85m x l: 1.87m (w: 6' 1" x l: 6' 2")
Bath with Shower Over, Sink with Mixer Tap, WC, Radiator, Hand Towel Holder, Toilet Roll Holder, Vinyl Flooring.

Garden
Flagged Patio Area, Lawn, Gate to Driveway.

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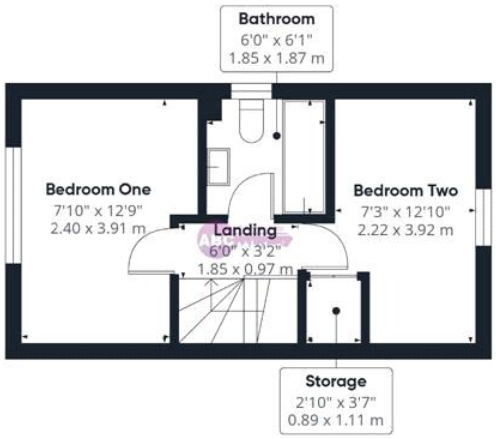
Floor 0





Floor 1

Property Shop ABC

Approximate total area(1)

566 ft²

52.6 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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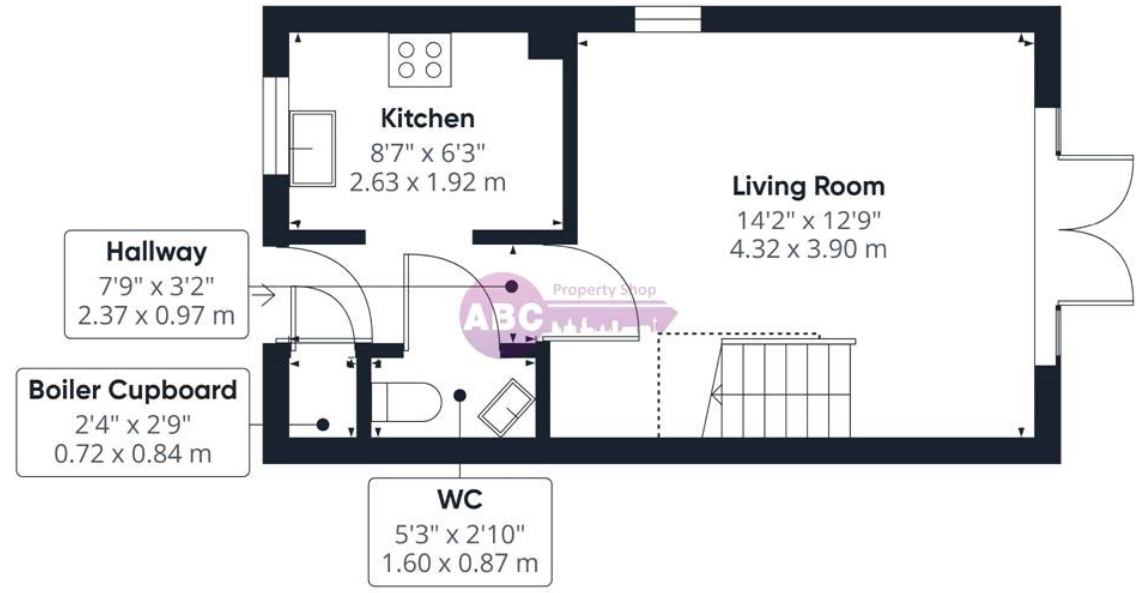

Floor 0



Approximate total area[1]

295 ft²

27.4 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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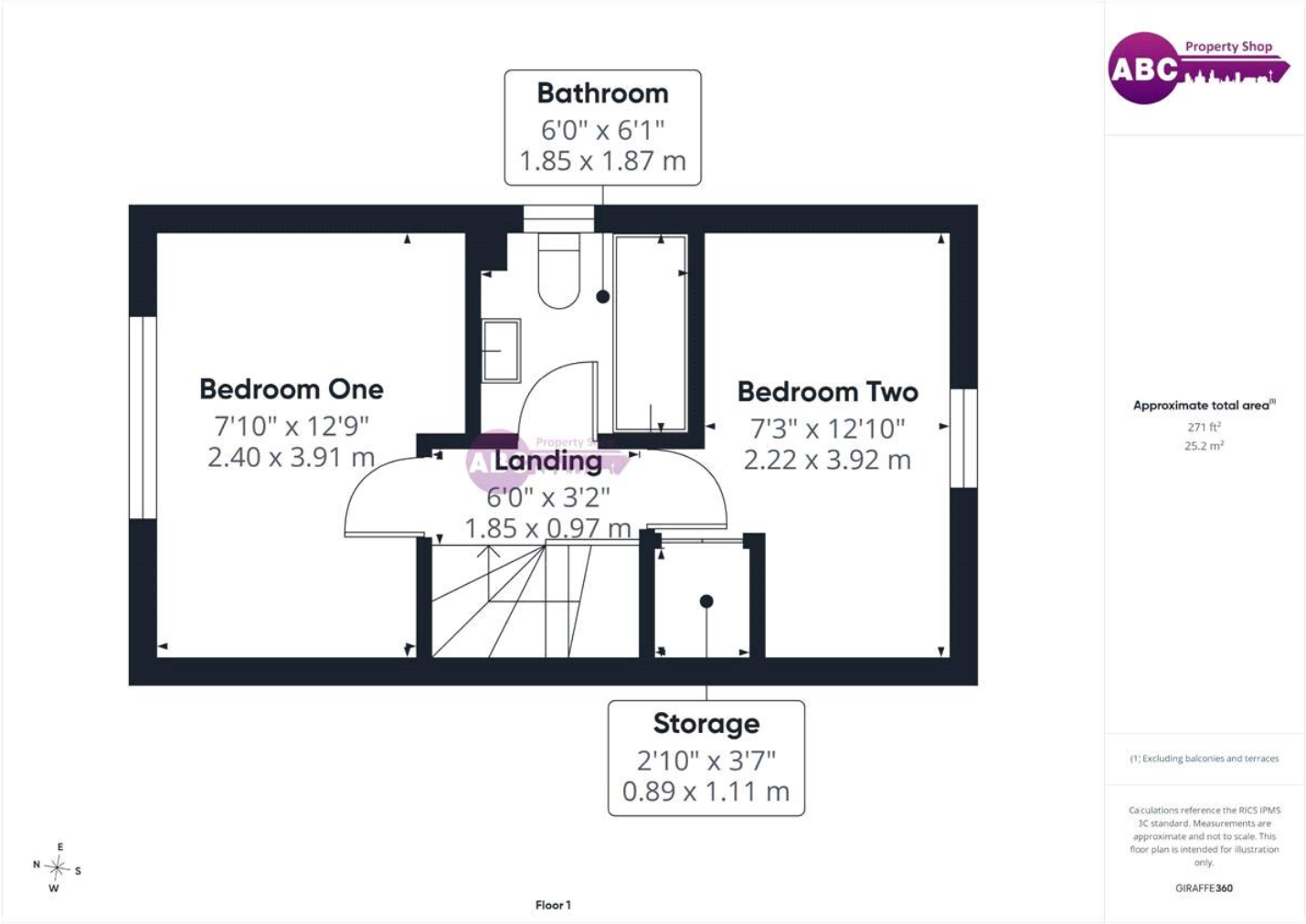

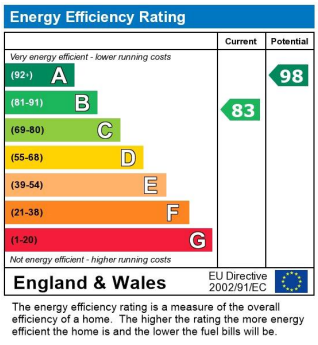

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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