



RIVACRE ROAD, RIVACRE, ELLESMERE PORT, CH66 1LJ

GUIDE PRICE £250,000



Four spacious bedrooms, bay-windowed lounge diner, bright conservatory, and versatile living areas create a beautiful, character-rich family home.



- Detached Four Bed Bungalow
- Two Garages
- Conservatory
- Large Driveway
- Character Property

- Garden with Greenhouse
- Private & Not Overlooked
- Fantastic Potential
- Great Location for Schools, Transport Links and Local Amenities
- Virtual Tour Available









Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000

Properties like this don't come up very often! Nestled in the sought-after Rivacre area of Ellesmere Port, this charming character property offers a perfect blend of comfort, privacy, practicality and generous living spaces. Conveniently located near local schools, transport links, and shops, the home is ideally suited for families or those looking for a well-connected yet peaceful setting.

The property is far more spacious than first impressions suggest. Upon entering, you are welcomed by an inviting entrance hallway with access to the first floor, useful under-stairs storage, and direct entry to both the living and dining room and one of the ground floor bedrooms.

The generous lounge and dining area is a standout space, featuring a beautiful bay window, a central feature fireplace, and French doors leading into a bright conservatory. This room flows naturally into the well-equipped kitchen, which includes an extensive range of wall and base units, integrated fridge freezer, freestanding gas cooker, and practical worktop space – ideal for family meals or entertaining.

The conservatory offers an additional relaxing area overlooking the private garden, making it a versatile space all year round.

The home offers four well-proportioned double bedrooms across two levels. The ground floor hosts a front-facing bay windowed bedroom, a rear facing bedroom and the upper level offers two more spacious bedrooms, each with their own character and charm.

The family bathroom includes a bath with overhead shower, wash basin, WC, heated towel rail, and is fully tiled for easy maintenance.

Storage is plentiful with fitted cupboards in the eaves on the landing, and the wrought iron railings add a touch of traditional charm.

Externally, the property boasts sloped front and side gardens. The rear garden offers a lawn, patio area, and a greenhouse - perfect for enjoying outdoor space in privacy. Two garages provide ample storage or workshop potential, both with electrical supply.

Having been a loved family home for many years, this lovely home offers a rare combination of space, privacy, and location for its new owner and chapter.

Viewings are highly recommended to appreciate all that it has to offer.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with ABC Property Shop on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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: D (Cheshire West & Chester)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Entrance Hallway

w: 1.17m x l: 4.41m (w: 3' 10" x l: 14' 6")

UPVC Door, Stairs to First Floor, Under Stairs Storage, Bedroom One and Living & Dining Room Leading off, Access to Rear, Carpeted.

Lounge/Diner

w: 3.62m x l: 6.4m (w: 11' 11" x l: 21')

Bay Window, Feature Fireplace, French Doors to Conservatory, Leads to Hallway, Leads to Kitchen, Radiators, Carpeted.

Kitchen

w: 3.92m x l: 3.17m (w: 12' 10" x l: 10' 5")

Extensive Range of Wall & Base Units, Worktops, Integrated Fridge Freezer, Sink with Mixer Tap, Freestanding Gas Cooker, Vinyl Flooring.

Conservatory

w: 2.67m x l: 2.82m (w: 8' 9" x l: 9' 3")

Quarter Brick Built, UPVC Windows & Doors, Corotherm Twinwall Roofing Panels, Tiled Flooring.

Bedroom 1

w: 3.48m x l: 2.69m (w: 11' 5" x l: 8' 10")

Front Facing, Bay Window, Radiator, Carpeted.

Bedroom 2

w: 2.85m x l: 2.83m (w: 9' 4" x l: 9' 3")

Rear Facing, Radiator, Carpeted.

Bathroom

w: 2.47m x l: 1.86m (w: 8' 1" x l: 6' 1")

Bath with Over Bath Shower, Basin with Hot & Cold Taps, WC, Heated Towel Rail, Fully Tiled.

Bedroom 3

w: 3.99m x l: 3.21m (w: 13' 1" x l: 10' 6")

Side Facing, Floorboards, Radiator.

Bedroom 4

w: 3.79m x l: 2.98m (w: 12' 5" x l: 9' 9")

Side Facing, Carpeted, Radiator.

Landing

w: 2.15m x l: 3.86m (w: 7' 1" x l: 12' 8")

Storage Cupboards, Wrought Iron Railings.

Garage

w: 2.32m x l: 4m (w: 7' 7" x l: 13' 1")

Garage One: Up & Over Door, Windows, Electrics.

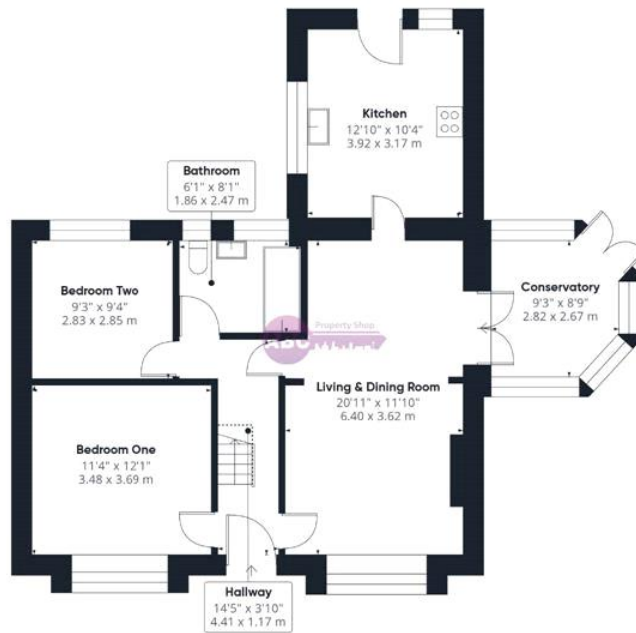
Garage

w: 2.44m x l: 5.55m (w: 8' x l: 18' 3")

Garage Two: Accessible from driveway and also side, Electrics.

Garden

Sloped Front & Side Gardens. Rear Side Garden with Lawn, Patio Area & Greenhouse.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 3

Floor 0 Building 2

Approximate total area^m
 1385 ft²
 128.7 m²

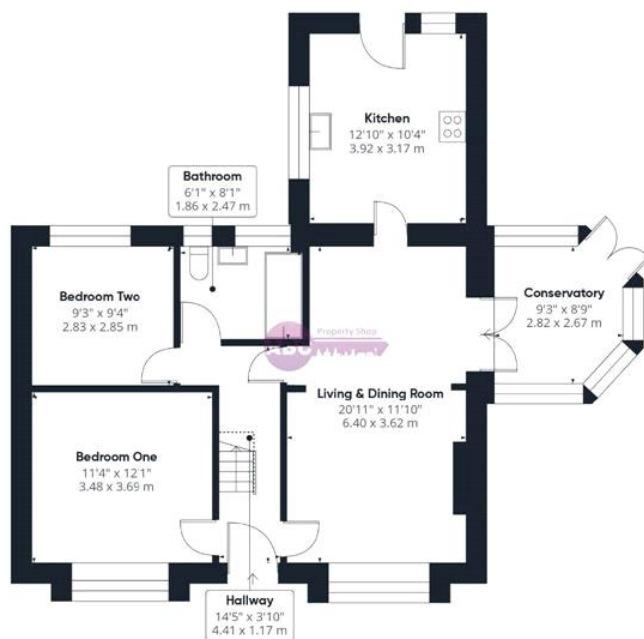
Reduced headroom
 20 ft²
 1.9 m²

(1) Excluding balconies and terraces

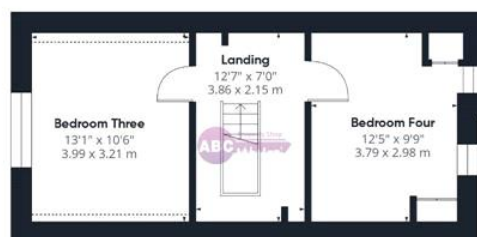
Reduced headroom
 Below 5 ft/1.5 m

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 Building 1



Floor 1 Building 1

Approximate total area^m
 1137 ft²
 105.6 m²

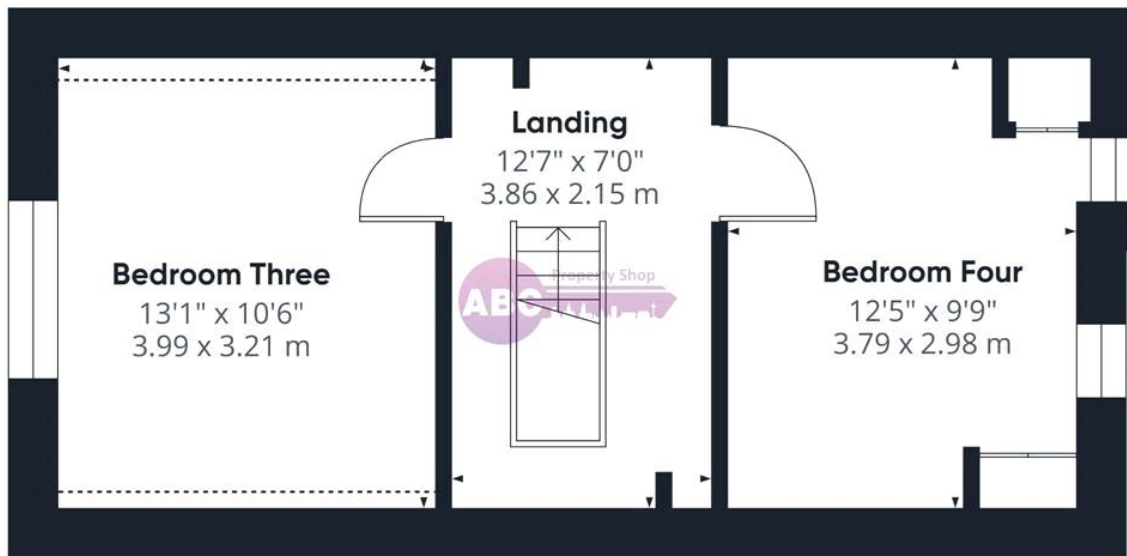
Reduced headroom
 20 ft²
 1.9 m²

(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 1 Building 1

Approximate total area^m
 336 ft²
 31.3 m²

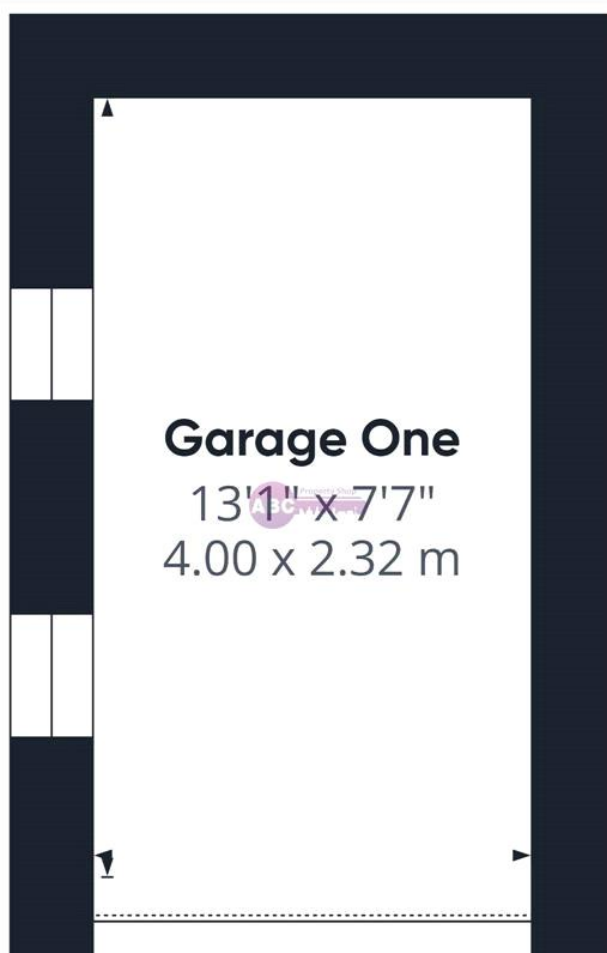
Reduced headroom
 12 ft²
 1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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Garage One

13'1" x 7'7"
4.00 x 2.32 m

Floor 0 Building 2

Approximate total area⁽¹⁾
101 ft²
9.4 m²

(1) Excluding balconies and terraces

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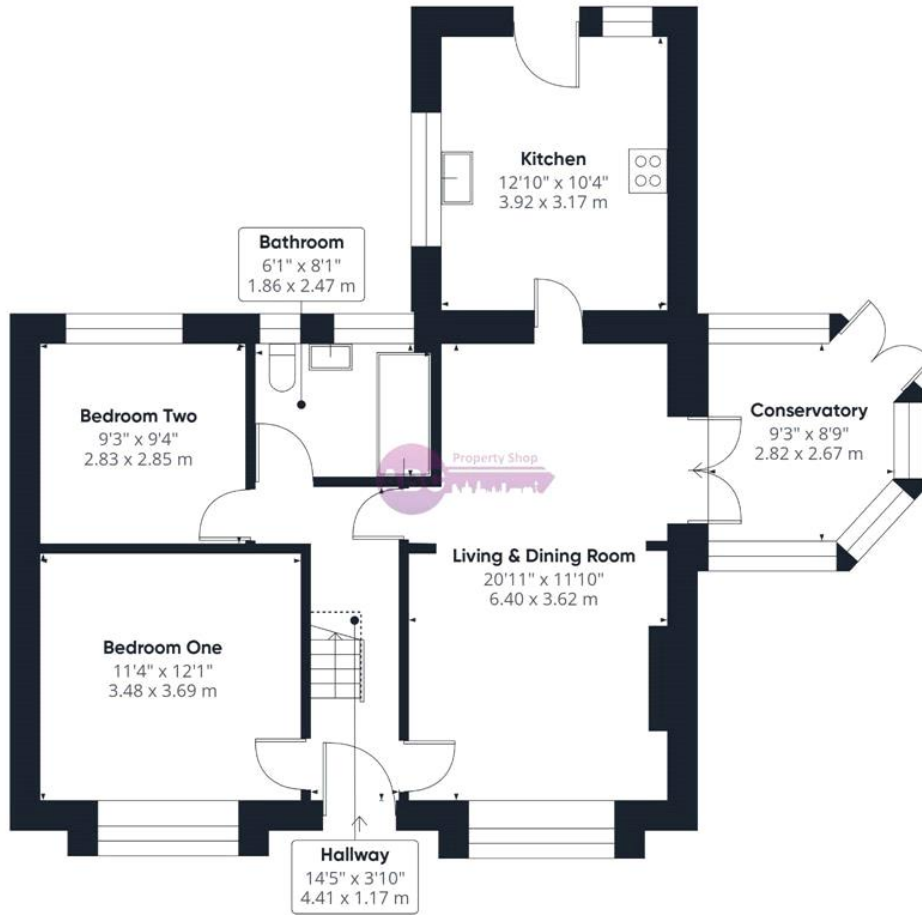
Floor 0 Building 3

Approximate total area⁽¹⁾
147 ft²
13.7 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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Floor 0 Building 1

Approximate total area^m
801 ft²
74.3 m²

Reduced headroom
8 ft²
0.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		55	69
EU Directive 2002/91/EC			

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.

