



**SSTC**

**ALDGATE, ELLESMERE PORT, CHESHIRE,  
CH65 8EF**

**£175,000**

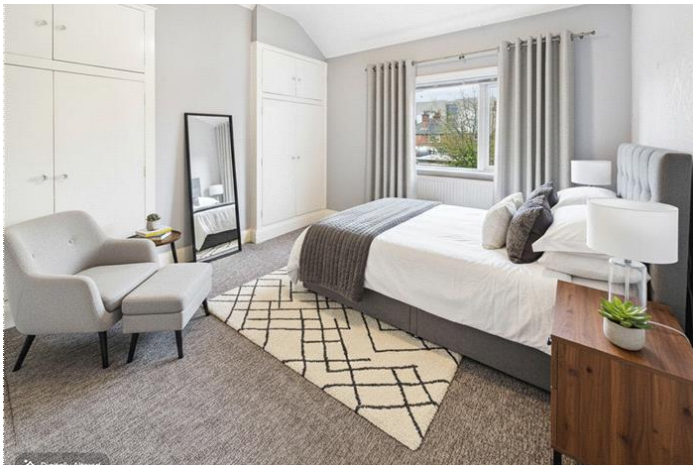


A well located three-bedroom semi-detached home near Ellesmere Port centre, with spacious lounge, modern kitchen, family bathroom, large garden and driveway.



- Three Bed Semi-Detached House
- Entry Porch
- Spacious Front Living Room
- Open Plan Kitchen Dining
- Large Rear Garden with Outbuildings

- Driveway
- Convenient Location Close to Town Centre
- Ideal for First Time Buyers or Investors
- Virtual Tour & 3D Floor Plan Available
- Viewings Recommended - Call Today!









Situated in a highly convenient location close to Ellesmere Port town centre and the local college, this well-proportioned three bedroom semi-detached property offers ideal accommodation for first-time buyers, families, or investors alike.

Upon entering the property, you are welcomed via an entrance porch leading into a central hallway. To the front aspect, a bright and inviting living room provides a comfortable space for relaxation. To the rear, the property opens into a spacious kitchen/dining area, perfect for modern living and entertaining, with ample room for both cooking and family dining.

To the first floor, the property offers three well-sized bedrooms, including a generous master bedroom, a second double bedroom, and a versatile third bedroom suitable as a child's room, home office, or guest room. A family bathroom completes the accommodation on this level.

Externally, the property benefits from its semi-detached position, offering a large rear garden with along with useful storage outbuilding and an outdoor WC. To the front, a spacious driveway.

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: Enclosed Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

#### **Entry Porch**

w: 1.62m x l: 1.32m (w: 5' 4" x l: 4' 4")

UPVC Doors, Laminate Flooring.

#### **Entrance Hallway**

w: 0.92m x l: 1.04m (w: 3' x l: 3' 5")

Carpeted, Stairs to First Floor, Door to Living Room, Radiator.

#### **Living Room**

w: 4.28m x l: 3.62m (w: 14' 1" x l: 11' 11")

Front Facing, Laminate Flooring, Radiator, Leads to Kitchen Diner.

#### **Kitchen/Diner**

w: 5.5m x l: 3.3m (w: 18' 1" x l: 10' 10")

Rear Facing, Laminate to Dining, Tiled Kitchen, Radiator, Wall & Base Units, Worktops, Integrated Oven and Hob, Extractor, Sink with Mixer Tap, UPVC Door to Rear Garden.

#### **Utility**

w: 0.82m x l: 1.99m (w: 2' 8" x l: 6' 6")

Pantry

#### **Master Bedroom**

w: 3.21m x l: 3.36m (w: 10' 6" x l: 11' )

Rear Facing, Carpeted, Radiator, Integrated Wardrobes, Gas Combi Boiler.

#### **Bedroom 2**

w: 2.21m x l: 3.63m (w: 7' 3" x l: 11' 11")

Front Facing, Carpeted, Integrated Wardrobes, Radiator.

#### **Bedroom 3**

w: 2.79m x l: 2.66m (w: 9' 2" x l: 8' 9")

Front Facing, Carpeted, Radiator.

**Rear Garden**

Patio Area, Lawn, Outbuildings with WC.

**Front Garden**

Driveway, Small Gravel Area.



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
 804 ft<sup>2</sup>  
 74.8 m<sup>2</sup>

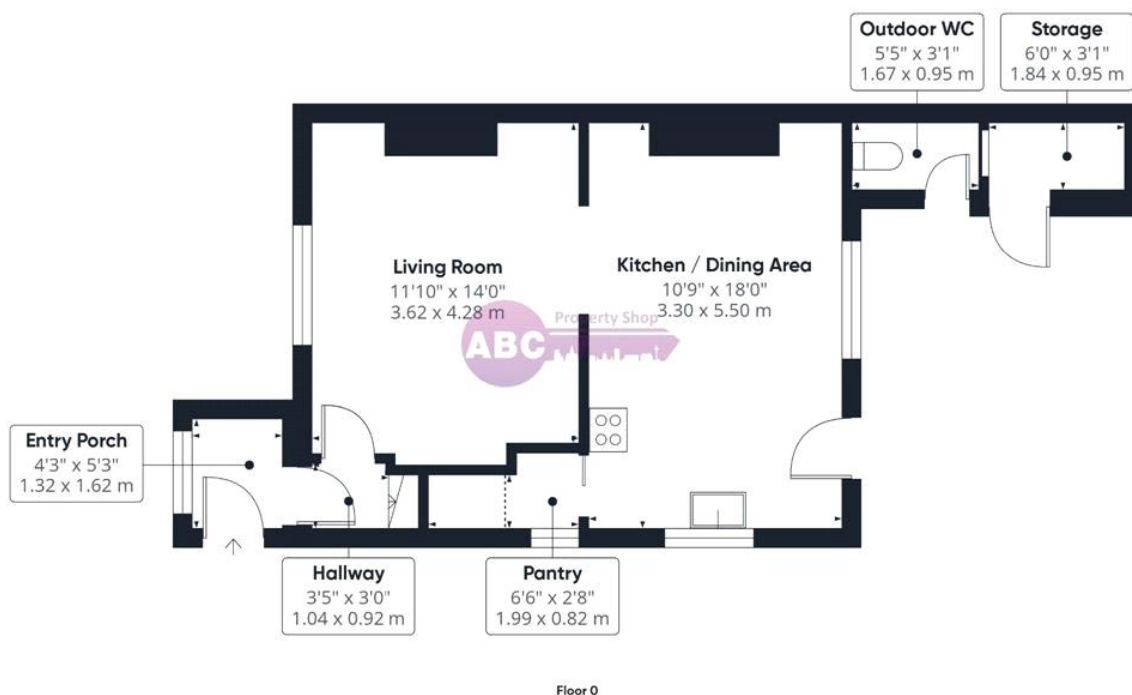
**Reduced headroom**  
 8 ft<sup>2</sup>  
 0.8 m<sup>2</sup>

(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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Approximate total area<sup>m</sup>  
 451 ft<sup>2</sup>  
 42 m<sup>2</sup>

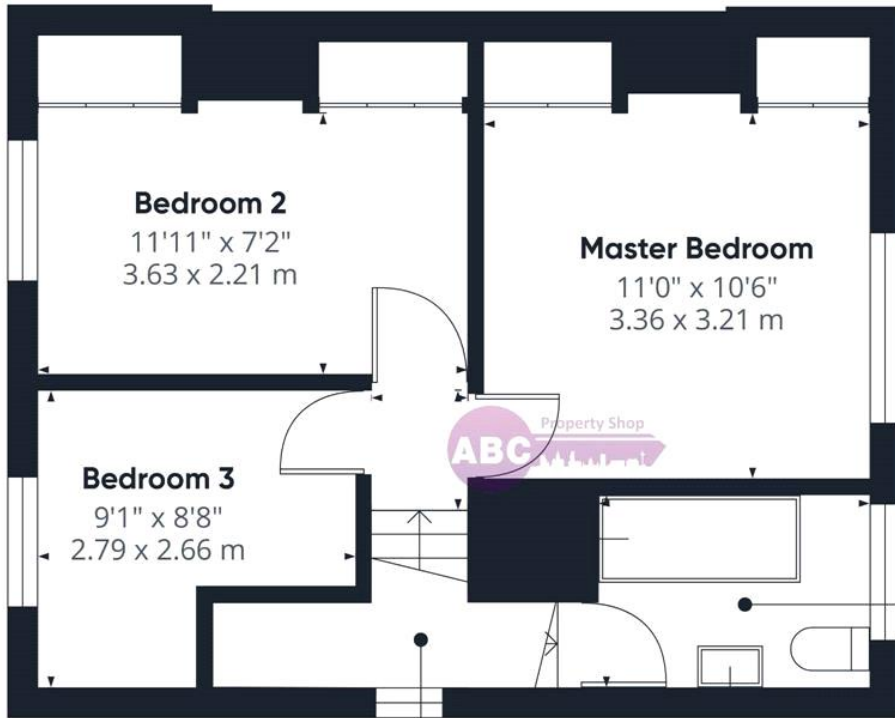
Reduced headroom  
 8 ft<sup>2</sup>  
 0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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Approximate total area<sup>(1)</sup>  
353 ft<sup>2</sup>  
32.8 m<sup>2</sup>

**Bathroom**  
7'9" x 5'3"  
2.37 x 1.61 m

**Landing**  
2'7" x 3'6"  
0.79 x 1.07 m

(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 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		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.

