CLAYHILL GREEN, LITTLE SUTTON, ELLESMERE PORT, CH66 1HW

£147,000

3 1 1

Packed with potential, this tucked-away three-bedroom home is the perfect project for investors, first-time buyers or growing families alike.

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

- Three Bedroom Terraced House
- No Onward Chain
- Excellent Refurbishment Opportunity
- Scope to Add Value
- Freehold Property
- On Street Parking Available
- Ideal Investment or First Time Buy
- Rear Garden & Outbuilding
- Viewings Recommended to Appreciate!
- Virtual Tour Available

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

Situated in a tucked away location in Little Sutton, Ellesmere Port, this three-bedroom terraced property presents an exciting opportunity for buyers looking to put their own stamp on a home. Having been a successful rental property for many years, it now offers excellent scope for refurbishment and modernisation, making it an ideal purchase for investors, first-time buyers or growing families.

The property offers surprisingly spacious accommodation throughout, beginning with a bright bay-fronted living room that provides a welcoming living room. To the rear are two kitchen/dining areas, offering flexible living arrangements with plenty of potential to redesign and create a modern open-plan family space if desired. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for family living.

Outside, the property benefits from an enclosed garden with shed which offers a variety of potential uses including a home office, workshop, gym or additional storage.

Conveniently located close to local schools, shops, supermarkets and excellent transport links, the property enjoys a popular residential setting that continues to attract both homeowners and tenants alike.

Offering fantastic potential, generous accommodation and the opportunity to add significant value, this is a property that will appeal to a wide range of buyers. Whether you're searching for your next renovation project, a long-term investment or a home to make your own, this charming terraced house represents an opportunity not to be missed. Early viewing is highly recommended.

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: On Street
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance Hallway
w: 0.82m x l: 3.45m (w: 2' 8" x l: 11' 4")
UPVC Door, Tiled Floor, Radiator.

Living Room
w: 3.99m x l: 3.1m (w: 13' 1" x l: 10' 2")
Bay Fronted, Front Facing, Radiator, Carpeted, Blinds.

Kitchen/Diner
w: 2.19m x l: 3.15m (w: 7' 2" x l: 10' 4")
UPVC Door, Base Units, Worktops, Sink with Mixer Tap, Plumbing for Washing Machine, Blinds, Tiled Splashbacks, Tiled Floor.

Kitchen/Diner
w: 2.71m x l: 3.15m (w: 8' 11" x l: 10' 4")
Wall & Base Units, Radiator, Tiled Flooring, Blinds.

Utility
w: 0.82m x l: 1.79m (w: 2' 8" x l: 5' 10")
Under Stairs Storage: Electric Fuse Board, Shelving, Carpeted.

Landing
w: 0.86m x l: 3m (w: 2' 10" x l: 9' 10")
Carpeted.

Bedroom 1
w: 3.22m x l: 3.77m (w: 10' 7" x l: 12' 4")

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

Front Facing, Carpeted, Radiator.

Bedroom 2
w: 3.21m x l: 4.51m (w: 10' 6" x l: 14' 10")
Rear Facing, Carpeted, Radiator.

Bedroom 3
w: 2.22m x l: 3.02m (w: 7' 3" x l: 9' 11")
Rear Facing, Carpeted, Radiator.

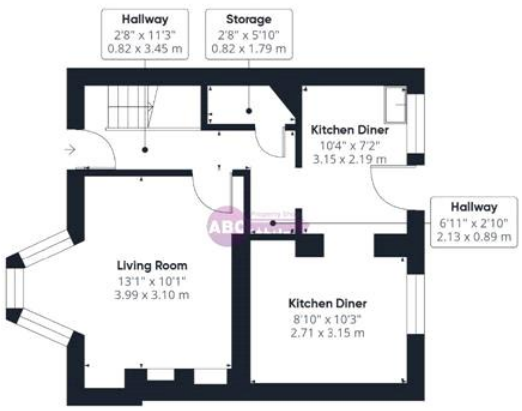
Bathroom
w: 1.48m x l: 2.24m (w: 4' 10" x l: 7' 4")
Bath, Sink, WC, Gas Combi Boiler, Tiled, Radiator.

Utility
w: 0.88m x l: 0.59m (w: 2' 11" x l: 1' 11")
Landing Storage Cupboard

Garden
w: 3.05m x l: 4.1m (w: 10' x l: 13' 5")
Rear Garden Shed

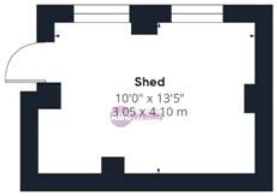
ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk



Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1018 ft²

94.7 m²

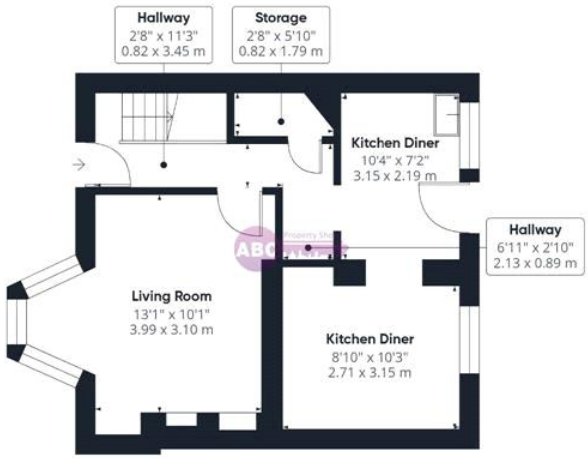
(1) Excluding balconies and terraces

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

GIRAFFE360

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk



Floor 0 Building 1

Floor 1 Building 1

Approximate total area(1)

877 ft²

81.6 m²

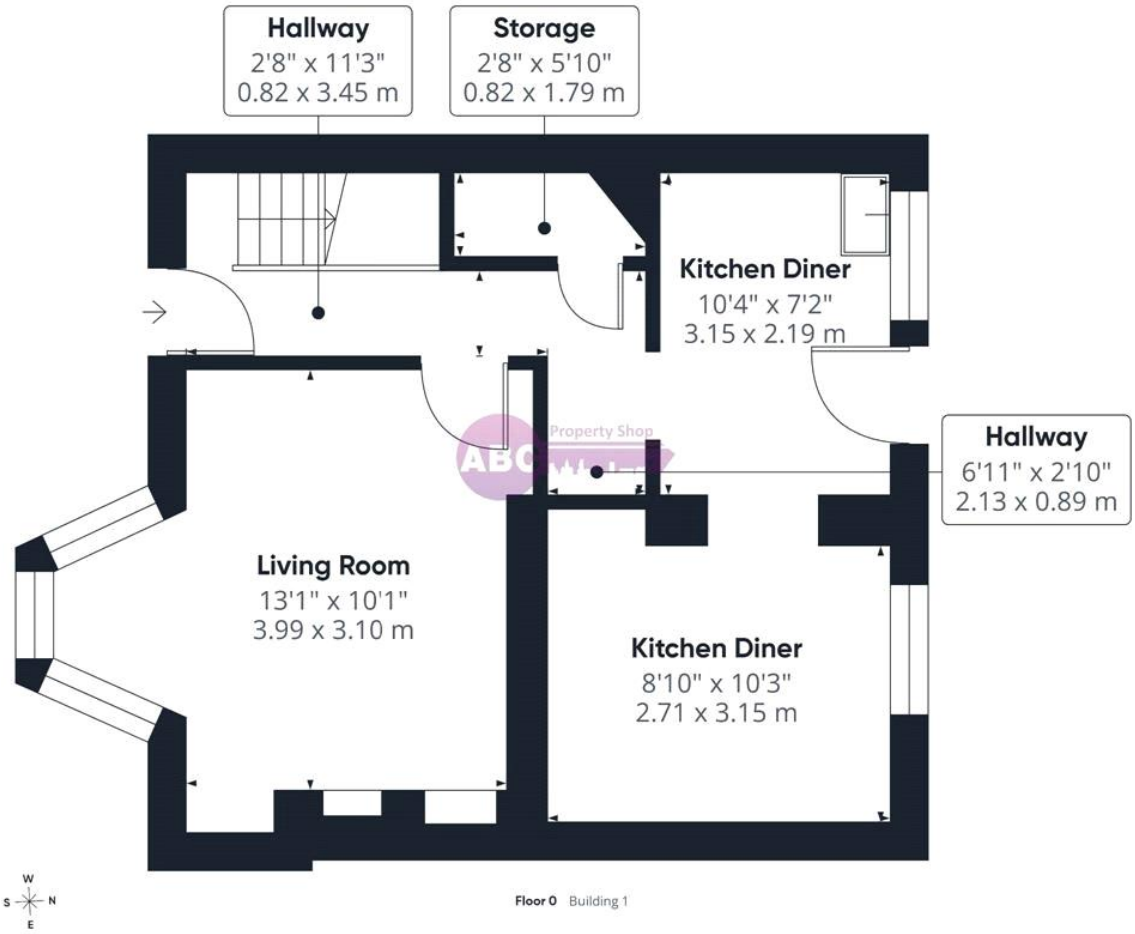
(1) Excluding balconies and terraces

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

GIRAFFE360

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk



Approximate total area(1)
429 ft²
39.9 m²

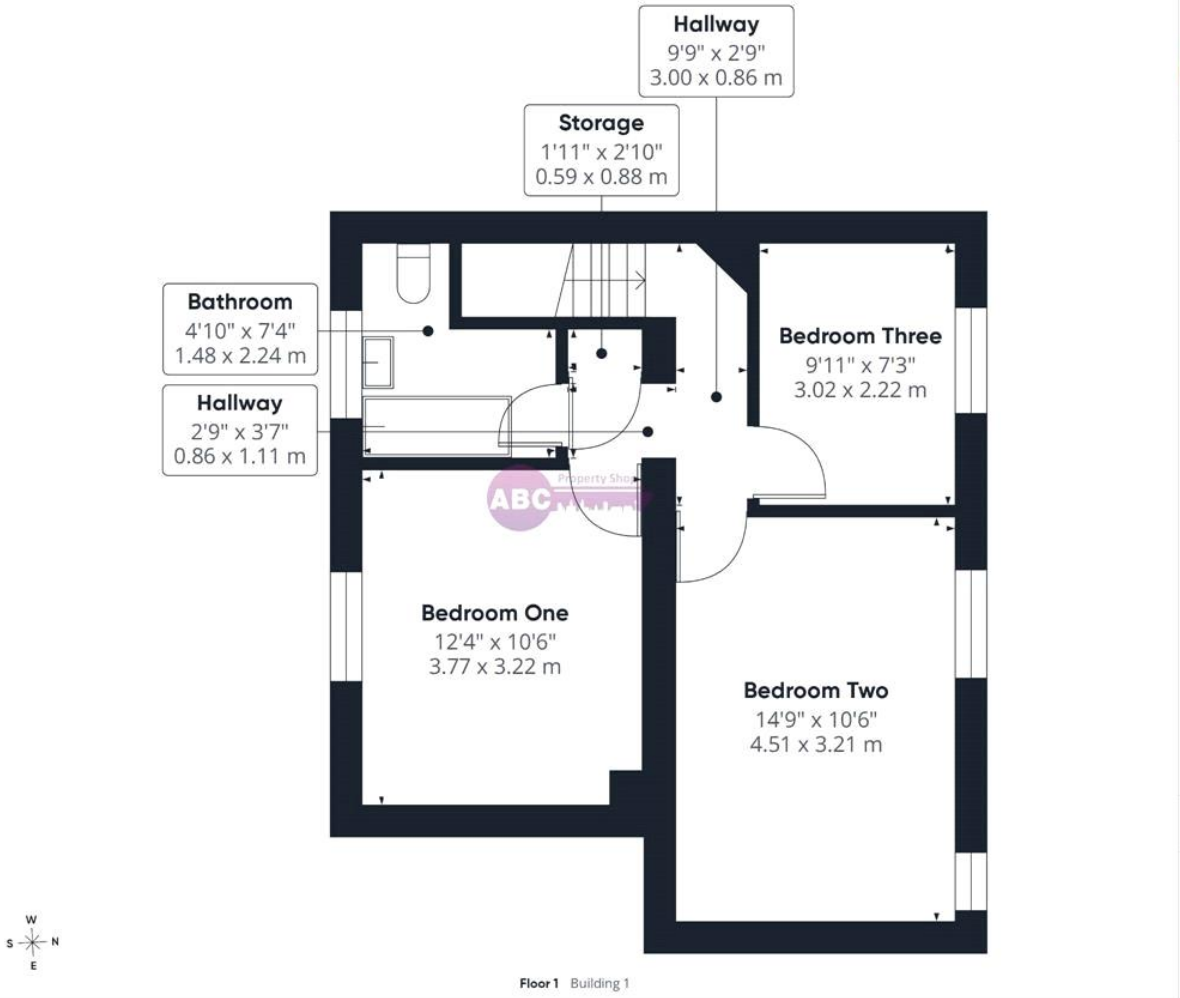
(1) Excluding balconies and terraces

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

GIRAFFE360

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk



Approximate total area(1)
448 ft²
41.7 m²

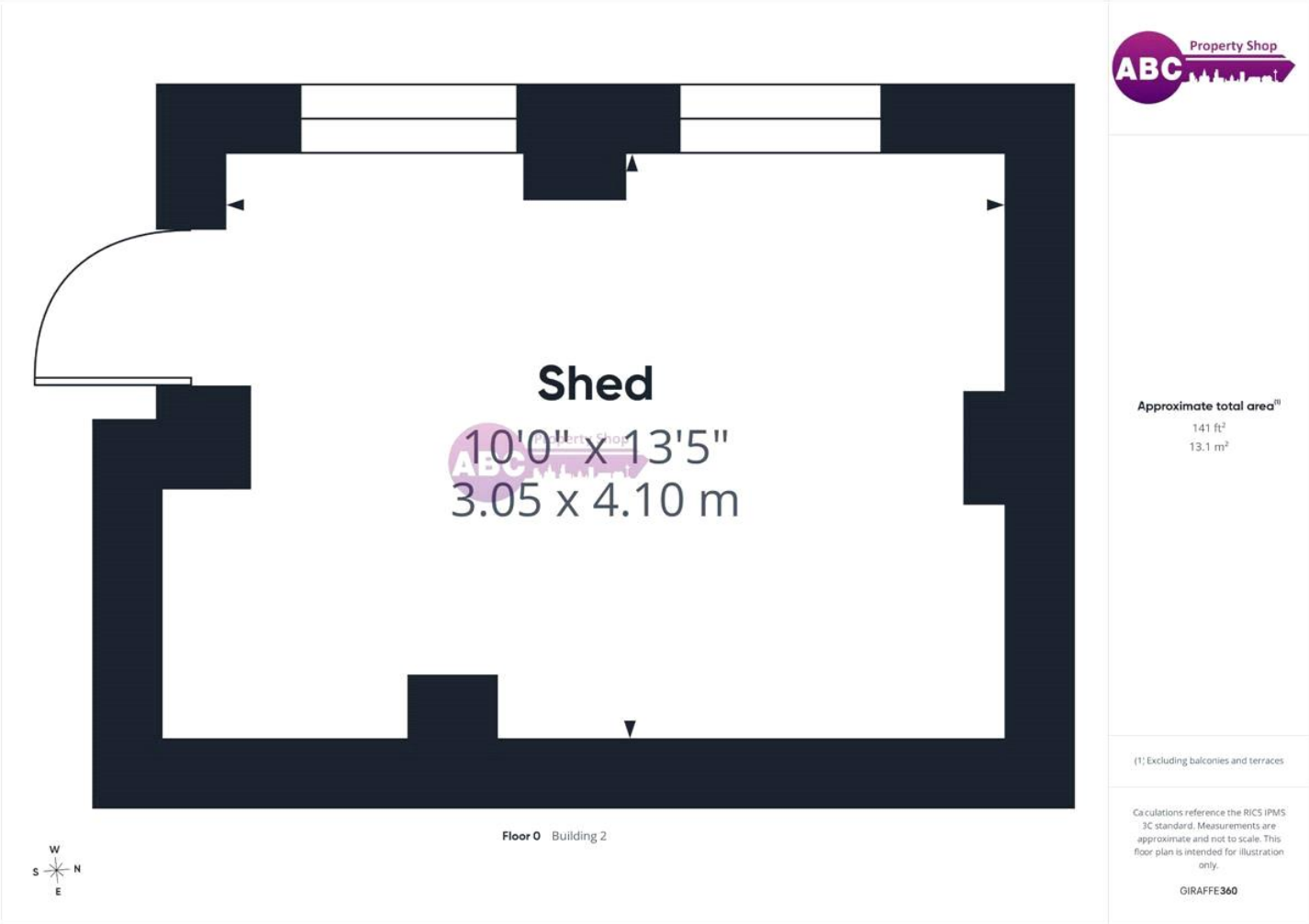
(1) Excluding balconies and terraces

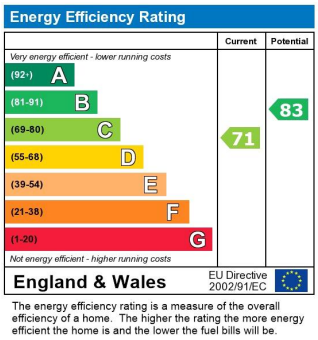
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk





ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk