**SSTC**

# BISHOPS GARDENS, ELLESMERE PORT, CHESHIRE, CH65 8DY

## £125,000

2 1 1

ABC Property Shop present this two-bedroom semi-detached home with spacious gardens, modern interiors and comfortable accommodation throughout.

**ABC Property Shop**
36 Station Road
Ellesmere Port
CH65 4BQ

**0151 305 0940**
**sales@abcpropertyshop.co.uk**

- Council Tax Band A
- Coming Soon - Renovations Ongoing
- Register To View Now!

- Two Bed Semi Detached House
- Large Spacious Garden
- Good Sized Kitchen Diner

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ABC Property Shop are delighted to offer for sale this two-bedroom semi-detached property, providing modern and comfortable accommodation throughout.

Having undergone renovation in readiness for a new owner, this property is finished in a fresh neutral décor with newly fitted flooring and carpets throughout. The property offers an ideal opportunity for first-time buyers, downsizers, investors or small families seeking a home requiring little to no additional work once renovations are complete.

The accommodation briefly comprises a welcoming entrance hallway leading to a bright and spacious kitchen and then through to the living room. The kitchen is fitted with a range of wall and base units, complementary work surfaces, integrated oven, hob and extractor hood, together with ample space for dining and everyday family living. A rear door provides direct access to the garden.

To the first floor are two bedrooms, including a particularly spacious master double bedroom with useful built-in storage and a second bedroom ideal as a child's room, guest bedroom or home office. Completing the accommodation will be a stylish contemporary fitted bathroom.

Externally, the property benefits from gardens to both the front and rear. The enclosed rear garden offers a generous lawned area together with a paved patio, creating an excellent outdoor space for entertaining, relaxing and family enjoyment.

Further benefits include gas central heating, double glazing and excellent storage throughout.

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

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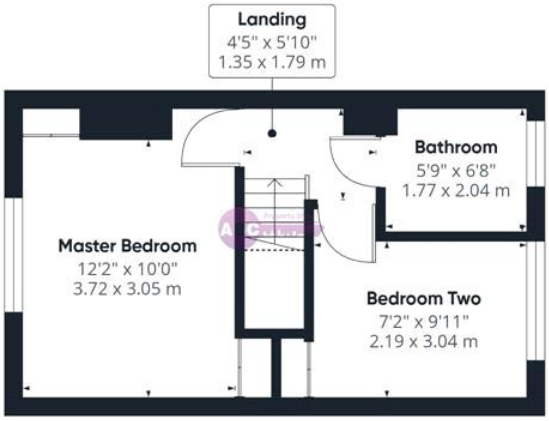
Floor 0




Floor 1

Approximate total area(1)

578 ft²

53.6 m²

Reduced headroom

12 ft²

1.1 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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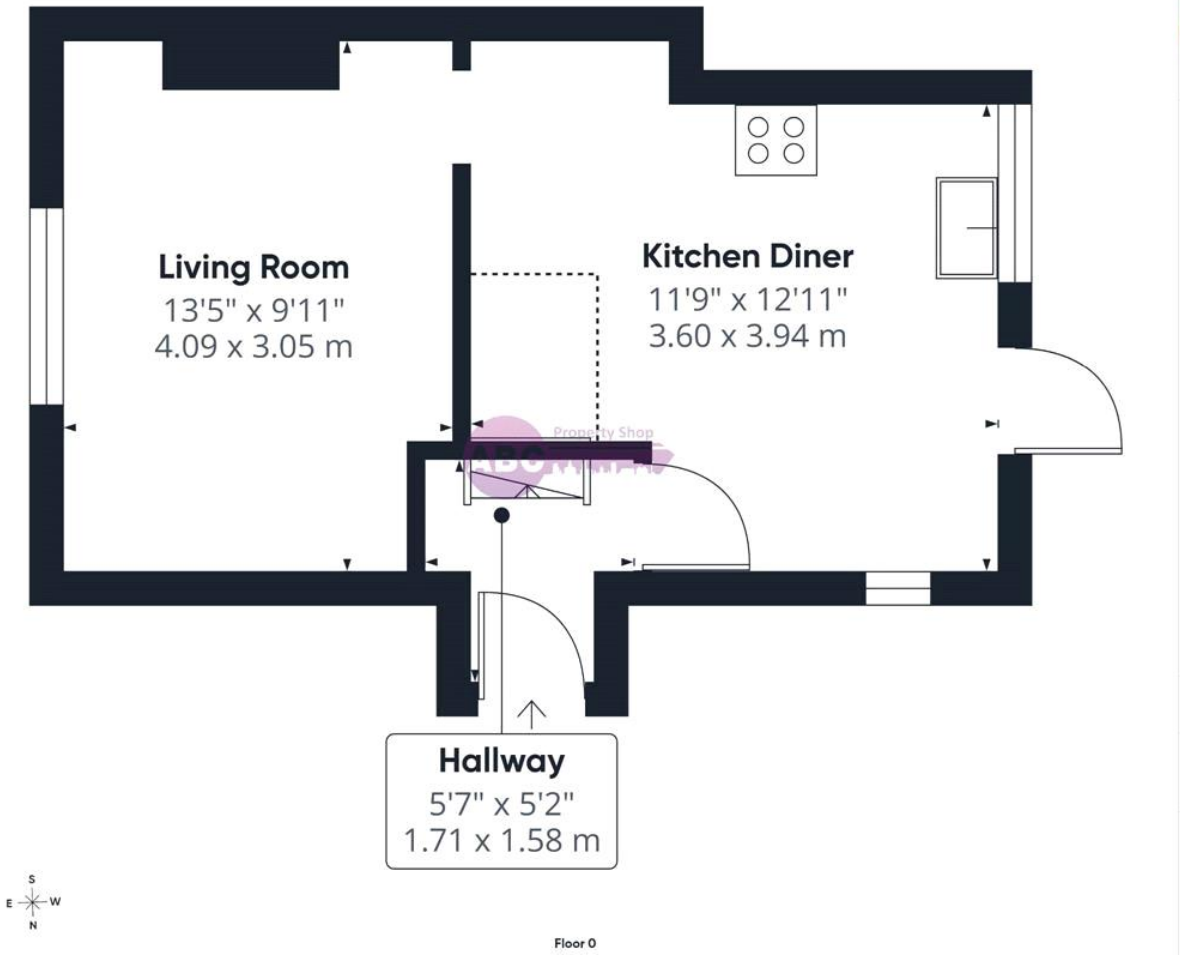


Approximate total area(1)
301 ft²
27.9 m²

Reduced headroom
12 ft²
1.1 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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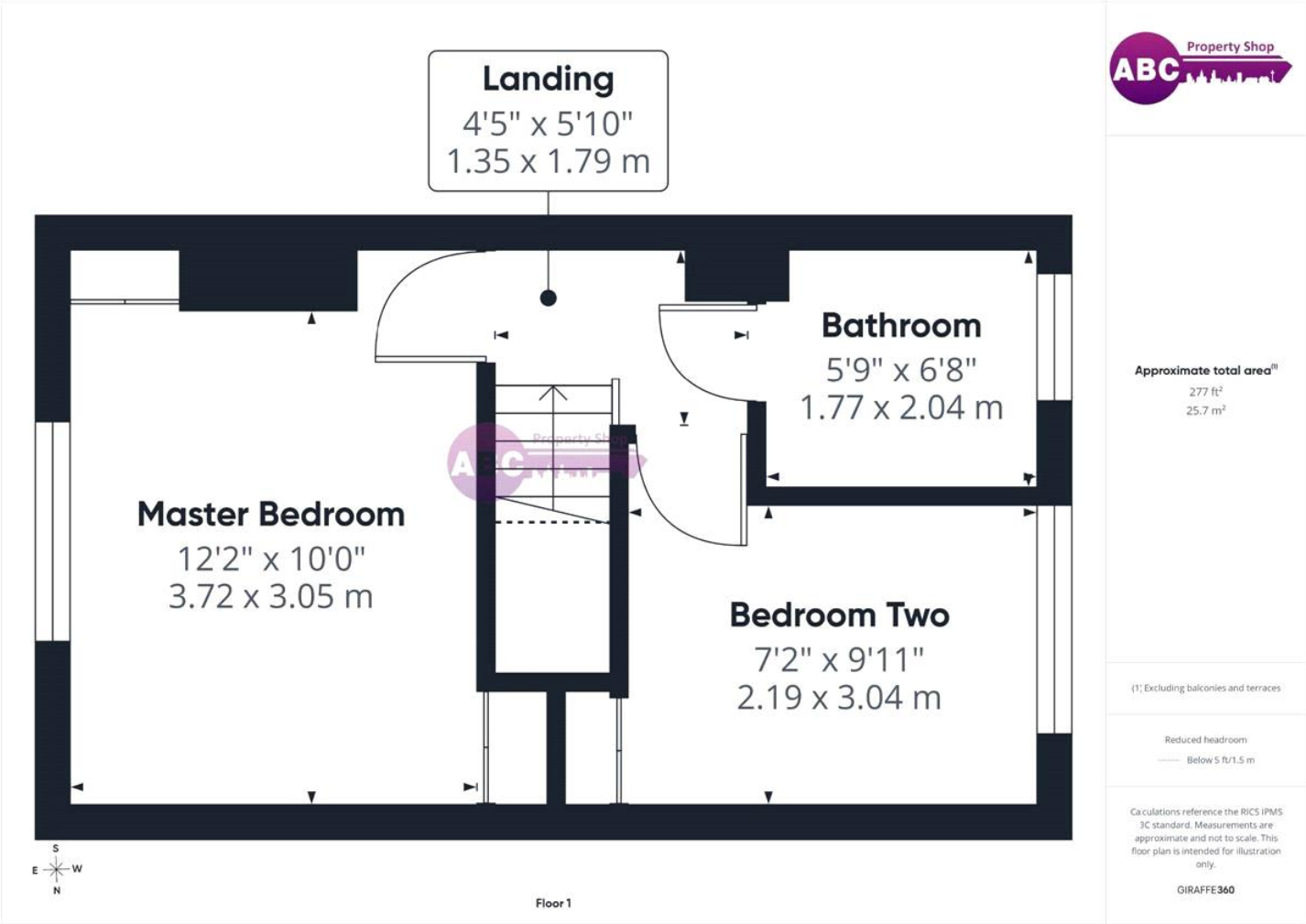


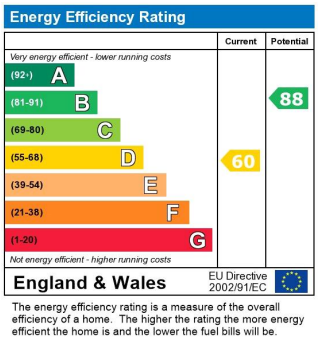

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