HALLFIELD PARK, GREAT SUTTON, ELLESMERE PORT, CH66 3TA

£175,000

1 1 1

Tenanted bungalow in over-60s cul-de-sac, offering immediate rental income and strong excellent investment opportunity potential.

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

- One Bedroom Bungalow
- Tenanted Investment Purchase
- Overs 60s Occupancy Restriction
- Shower Room
- Rear Stepped Yard
- Driveway
- Private Residents Parking
- Gas Central Heating & Double Glazed Throughout
- Call Now to View!
- Viewings By Appointment Only

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ABC Property Shop is pleased to present this tenanted one-bedroom terraced bungalow, offering an immediate investment opportunity within a well-established over-60s development.

Positioned within a quiet cul-de-sac, the property comprises a hallway, kitchen, spacious reception room, bedroom, and shower room. Externally, there is a stepped rear yard with patio area and a large front driveway.

With a sitting tenant already in place, this property provides instant rental income, making it an attractive addition to any investment portfolio.

Viewings are strictly by appointment only and further details on the tenancy can be provided - please contact our office to discuss.

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, Residents
Garden details: Terrace
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance Hallway
w: 1m x l: 2.86m (w: 3' 3" x l: 9' 5")
UPVC Door, Laminate Flooring, Radiator, All Rooms Leading Off.

Kitchen
w: 2.45m x l: 2.46m (w: 8' x l: 8' 1")
Wall & Base Units, Worktops, Integrated Gas Hob, Extractor, Tiled Splashbacks, Sink, Plumbing for Washing Machine, Gas Combi Boiler.

Living Room
w: 2.94m x l: 4.94m (w: 9' 8" x l: 16' 2")
Laminate Flooring, Patio Doors to Stepped Yard, Radiator.

Bedroom 1
w: 2.73m x l: 3.64m (w: 8' 11" x l: 11' 11")
Rear Facing, Integrated Wardrobe, Vinyl Flooring, Radiator.

Shower Room
w: 1.95m x l: 2.1m (w: 6' 5" x l: 6' 11")
Double Shower Unit, Wash Basin, WC, Half Tiled Walls, Laminate Flooring, Vanity Unit.

Rear Garden
Stepped Rear Yard, Patio Area.

Front Garden
Block Paved Driveway.

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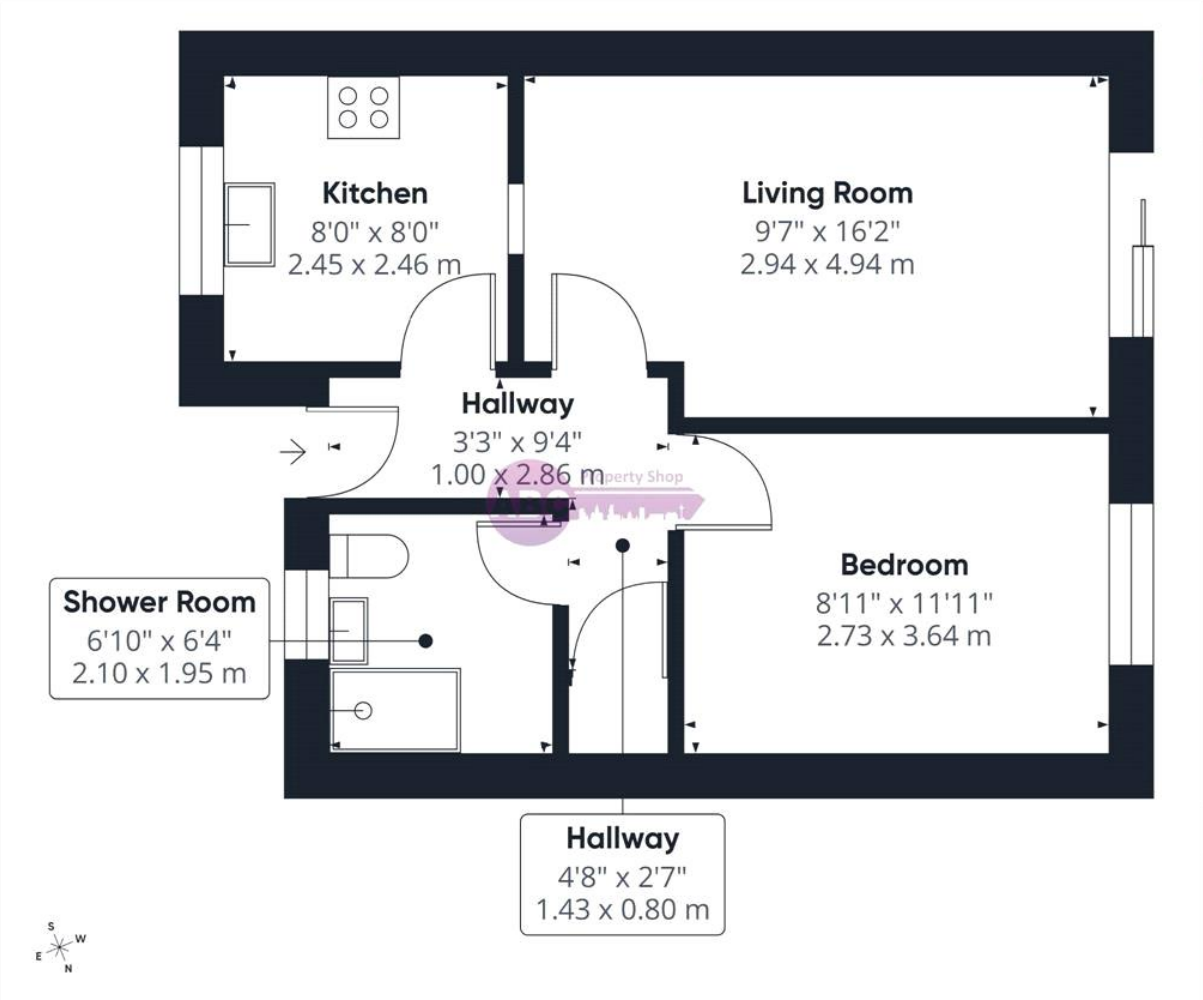

Approximate total area(1)

420 ft²

39 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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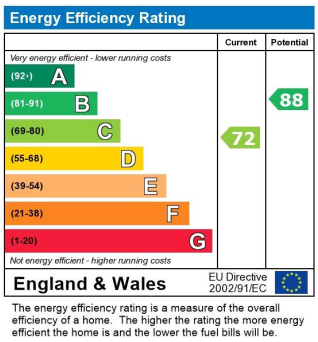

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