



### 3 bed bungalow to buy in CH65

Faraday Road, Whitby, Ellesmere Port,  
Cheshire, CH65 7DE

**£120,000** Starting Bid

H x3   D x1   C x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Non standard construction
- ✓ Modern fitted fully tiled wetroom
- ✓ Generous rear garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Boasting no onward chain. Discover a rare opportunity to purchase this non-standard construction, aluminium-built three-bedroom detached bungalow, located in a popular residential area of Ellesmere Port. This distinctive property offers generous living space, a private garden, and convenient access to local amenities, schools, and transport links.

Property Features:

Hallway

Three well-proportioned bedrooms

Spacious living area

Fitted kitchen / dining area with ample storage

Wetroom

Utility room

Separate W.C

Generous plot of land to rear area

Off-road parking / driveway to accommodate approx 2 vehicles

We have been made aware that the property is non standard construction, Please make your own enquiries if you are seeking to get a mortgage on the property.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Bungalow

Parking: Off Street

Construction materials: Steel frame construction

Roofing type: Metal roofing

Risk of floods and or erosion: No

Planning permissions or proposals for development: No

Public rights of way: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

## GROUND FLOOR



Whilst every attempt is made to ensure the accuracy of the floorplan contained here, measurements of all areas, dimensions, floor coverings and so on, are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan should be used as a guide only and should not be used as a basis for any prospective purchase. Measurements shown here are not to scale and no guarantee as to their accuracy or efficiency can be given.

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

Faraday Road, Whitby, Ellesmere Port, Cheshire, CH65 7DE

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

