

# PLATINUM

Independent Estate Agents

Through storm door into:

## Entrance Hall

With radiator and wood effect laminate flooring.  
Door leads into:

## Lounge/Diner

21' 7" x 12' 7" (6.57m x 3.83m)

With UPVC double glazed window to the front & rear elevations, two radiators, telephone point and TV point.

Door leads into:

## Kitchen

9' 0" x 8' 5" (2.74m x 2.56m)

With UPVC double glazed window to the side elevation, radiator, wall & floor mounted kitchen units with complementary work surfaces & tiled splashbacks, inset sink unit with drainer, housing for cooker, housing & plumbing for washing machine, housing for fridge, under stairs storage cupboard, storm door leading out to the rear yard and tiled flooring.

From Entrance Hall, stairs rise to:

## Landing

With loft access. Door leads into:

## Master Bedroom

9' 6" x 15' 8" (2.89m x 4.77m)

With UPVC double glazed window to the front elevation and radiator.

From Landing, door leads into:

## Second Bedroom

11' 7" x 9' 5" (3.53m x 2.87m)

With UPVC double glazed window to the rear elevation and radiator.

From Landing, door leads into:

## Bathroom

9' 7" x 8' 7" (2.92m x 2.61m)

With UPVC frosted double glazed window to the rear elevation, radiator, storage cupboard, tiled splashbacks, WC, wash hand basin and bath with shower above.

## Outside

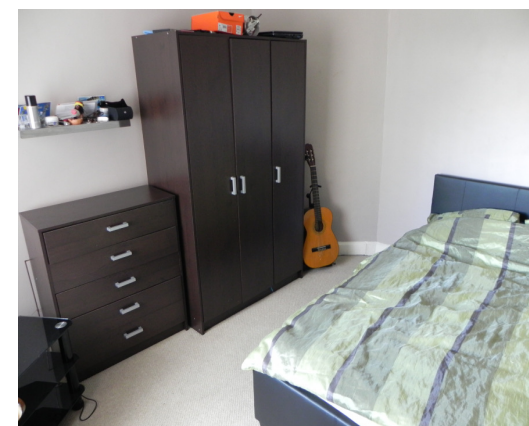
The rear of the property has a pleasant yard with seating area, water point and storage shed.

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1ST FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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**PLEASE NOTE:** The agents have not tested any of the equipment (Gas, electrical or otherwise), or central heating systems mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order prior to any legal commitments.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise to their accuracy.

**52 Heathfield Road, Ellesmere Port,  
Cheshire, CH65 8DJ**



**£80,000  
NO ONWARD CHAIN**

Platinum are pleased to offer onto the market this superbly presented two bedroom terrace property. This spacious property can be found within the popular residential location of Ellesmere Port, the property boasts large living accommodation and benefits from UPVC double glazing, modern kitchen, two double bedrooms & recently fitted bathroom. Offering ideal first time buyer/family living accommodation, the property briefly comprises: Entrance Hall, Lounge/Diner, Kitchen, Bathroom, Two double Bedrooms and delightful rear yard.