



## NAYLOR ROAD, ELLESMERE PORT

£300,000

- FREEHOLD PLOT
- SOUTH FACING GARDEN
- FOUR DOUBLE BEDROOMS
- PLENTY OF PARKING
- DETACHED FAMILY HOME
- HIGH SPECIFICATION INTERIOR



# NAYLOR ROAD, ELLESMERE PORT

4  
BED

2  
BATH

1  
RECEPTION

Nestled at the end of a quiet cul de sac in the popular Rivacre Village development, this FREEHOLD detached, three storey family home has so much to offer, with four double bedrooms, spacious living accommodation and a south facing garden. Perched on a generous freehold plot.

As you step inside, the ground floor opens to a welcoming entrance hallway that leads to a bright and spacious kitchen/dining room. This modern kitchen was recently installed and is fitted with a range of integrated appliances. A bright and airy living room offers direct access to the rear garden, creating a seamless flow for indoor-outdoor living and entertaining. A separate living room / playroom provides a relaxing space for family life, while a conveniently located cloakroom WC completes the ground floor accommodation.

Upstairs on the first floor, the home offers two well-proportioned bedrooms, including a generous master bedroom with an ensuite shower room. The additional double bedroom offer flexibility for use as children's bedrooms, guest rooms, or a home office. A stylish family bathroom with contemporary fixtures and finishes serves the other bedrooms. The top floor has a further two double bedrooms both of which have fitted wardrobes.

Externally, the property continues to impress with a beautifully maintained south-westerly facing rear garden. This sun-soaked outdoor space is perfect for summer barbecues, relaxing evenings, and safe play for children. The front of the home features a driveway providing off-road parking for multiple vehicles, along with access to an integrated single garage.

Additional features include UPVC double glazing throughout, gas central heating, and a practical freehold tenure-providing peace of mind and long-term value.

Naylor Road offers excellent connectivity with Overpool train station just over a kilometre away, and quick access to the M53 for easy commuting to Chester, Liverpool, and beyond. Families will appreciate the proximity to reputable schools, local parks, and a host of leisure amenities including Cheshire Oaks, the Blue Planet Aquarium, and Ellesmere Port Sports Village.











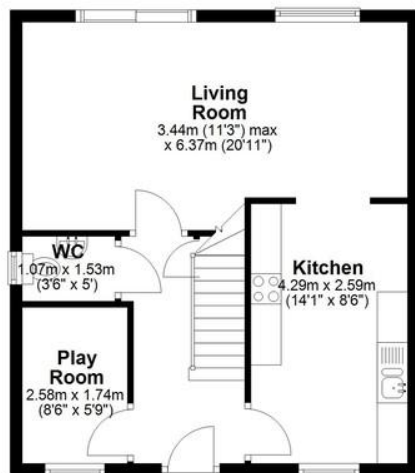
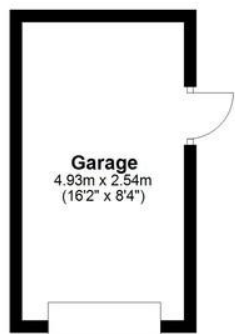


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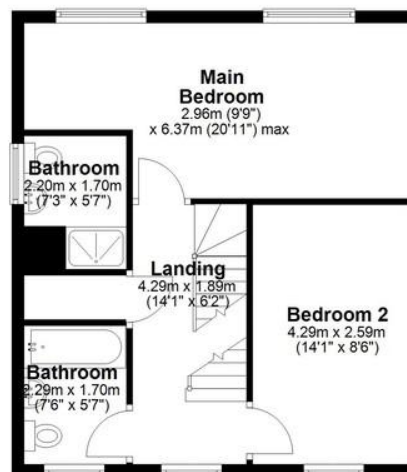
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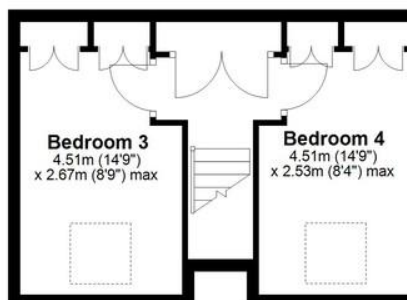
**Ground Floor**



**First Floor**



**Second Floor**



**TOTAL FLOOR AREA**

1,448 sq ft / 134 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

**COUNCIL TAX**

Band D

**LOCAL AUTHORITY**

Cheshire West and Chester  
Council

**TENURE**

Freehold

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

**EPC**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86        |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**OFFICE CONTACT INFO**

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