



## 4 bed bungalow to buy in CH66

Rivacre Road, Rivacre, Ellesmere Port,  
Cheshire, CH66 1LJ

**£250,000** Starting Bid

 x4  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Detached Four Bed Bungalow
- ✓ Two Garages
- ✓ Conservatory
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Properties like this don't come up very often! Nestled in the sought-after Rivacre area of Ellesmere Port, this charming character property offers a perfect blend of comfort, privacy, practicality and generous living spaces. Conveniently located near local schools, transport links, and shops, the home is ideally suited for families or those looking for a well-connected yet peaceful setting.

The property is far more spacious than first impressions suggest. Upon entering, you are welcomed by an inviting entrance hallway with access to the first floor, useful under-stairs storage, and direct entry to both the living and dining room and one of the ground floor bedrooms.

The generous lounge and dining area is a standout space, featuring a beautiful bay window, a central feature fireplace, and French doors leading into a bright conservatory. This room flows naturally into the well-equipped kitchen, which includes an extensive range of wall and base units, integrated fridge freezer, freestanding gas cooker, and practical worktop space – ideal for family meals or entertaining.

The conservatory offers an additional relaxing area overlooking the private garden, making it a versatile space all year round.

The home offers four well-proportioned double bedrooms across two levels. The ground floor hosts a front-facing bay windowed bedroom, a rear facing bedroom and the upper level offers two more spacious bedrooms, each with their own character and charm.

The family bathroom includes a bath with overhead shower, wash basin, WC, heated towel rail, and is fully tiled for easy maintenance.

Storage is plentiful with fitted cupboards in the eaves on the landing, and the wrought iron railings add a touch of traditional charm.

Externally, the property boasts sloped front and side gardens. The rear garden offers a lawn, patio area, and a greenhouse - perfect for enjoying outdoor space in privacy. Two garages provide ample storage or workshop potential, both with electrical supply.

Having been a loved family home for many years, this lovely home offers a rare combination of space, privacy, and location for its new owner and chapter.

Viewings are highly recommended to appreciate all that it has to offer.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Bungalow

Parking: Driveway & Garage

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

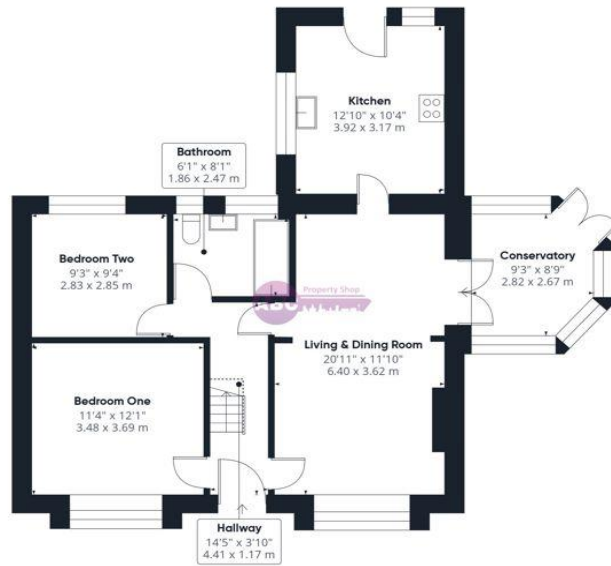
Water meter: Yes

Sewerage: Standard UK domestic

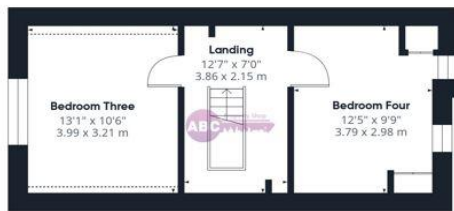
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

**Approximate total area<sup>(1)</sup>**  
1385 ft<sup>2</sup>  
128.7 m<sup>2</sup>

**Reduced headroom**  
20 ft<sup>2</sup>  
1.9 m<sup>2</sup>

(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.

GIRAFFE 360

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

Rivacre Road, Rivacre, Ellesmere Port, Cheshire, CH66 1LJ

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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