

LOT  
**10**

## 49 Newnham Drive, Ellesmere Port CH65 5AW

\* **GUIDE PRICE £50,000–£55,000**



- **Three bed semi-detached. Double glazing. Central heating. Front and rear gardens, driveway and garage.**

**Description** A three bedroomed, non-traditional, semi-detached property benefiting from double glazing, newly-installed central heating, front and long rear gardens, a driveway and shared access to a rear garage. The property has been recently renovated and decorated, is in good order throughout and would be suitable for immediate occupation or investment purposes. When let the potential rental income is in excess of £7500.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Cambridge Road within close proximity to Ellesmere Port town centre, local amenities and transport links.

**Ground Floor** Porch Entrance, Hall, Lounge, Kitchen/Dining Room, Utility Room/WC.

**First Floor** Three Bedrooms, four Piece Bathroom Suite.

**Outside** Front and Rear Gardens, Driveway, Shared Access to Rear Garage.

**EPC Rating** D