

LOT  
**52**

## 36 Seymour Drive, Ellesmere Port CH66 1LU

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens front and rear and driveway.

### Situated

Off Overpool Road in a popular and well established residential location close to local amenities, transport links and schooling. Ellesmere Port is approximately 1.5 miles away.

### Ground Floor

Hall, Living Room, Kitchen,

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens,  
Driveway

### Note

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.

### EPC Rating

D

### Council Tax Band

B

