



ALDGATE, ELLESMERE PORT, CHESHIRE, CH65 8EF

£995 PCM



Three Bedrooms - Open Plan Living, Dining & Kitchen - Family Bathroom with Over Bath Shower - Large Rear Garden - Driveway



- Three Bedroom Semi-Detached House
- Spacious Open Plan Living, Dining & Kitchen
- Large Rear Garden with Outbuildings
- Entry Porch

- Driveway
- Convenient Location Close to Town Centre
- Virtual Tour & 3D Floor Plan Available
- Viewings Recommended - Call Today!









Situated in a convenient location close to Ellesmere Port town centre and the local college, this well-presented three-bedroom semi-detached home offers spacious and comfortable accommodation ideal for families, couples, or professional tenants.

The property is entered via an entrance porch leading into a welcoming hallway. To the front of the property is a bright and comfortable living room, providing an ideal space to relax and unwind. To the rear, a spacious kitchen/dining room offers ample room for both cooking and dining, making it perfect for everyday living and entertaining.

Upstairs, the property comprises three well-proportioned bedrooms, including a generous principal bedroom, a second double bedroom, and a versatile third bedroom suitable as a child's room, home office, or guest bedroom. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from a large rear garden, providing plenty of outdoor space, along with a useful storage outbuilding and an external WC. To the front, a spacious driveway offers off-road parking.

Conveniently located close to local amenities, schools, transport links, and Ellesmere Port town centre, this property offers an excellent rental opportunity.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective applicants should verify all details through their own inspection.

Property Viewings

Our adverts include photos, descriptions and, where available, video tours and floor plans. After reviewing the advert, please call us to request a viewing. We'll ask qualifying questions and arrange an appointment, which may be conducted alongside others due to demand.

Following the viewing, the agent will provide application details.

Application Process

All applicants aged 18 or over must complete a registration of interest form for review. Following this, applicants will be required to complete an online application form via our referencing partner.

All required documents must be submitted at application stage for review; incomplete applications will not be accepted.

Guarantors

A guarantor may be required, subject to referencing or our client's requirements.

Guarantors are jointly liable for obligations arising under the tenancy agreement, including rent arrears, damage, tenant conduct, and reasonable post-tenancy costs and debt recovery, subject to the terms of the guarantor deed.

Guarantors must complete an application form and have sufficient income to cover potential liabilities. As a guide, this should be equivalent to three times the annual rent. Liability may continue beyond any fixed term where the tenancy continues, subject to the terms of the guarantor deed.

Holding Fee

Once your application is complete and reviewed, a holding fee (maximum one week's rent) will be requested. The property will not be held or processed until this is paid.

In accordance with the Tenant Fees Act 2019, the holding fee will be held for up to 15 days from the date of payment, unless a different deadline for entering into the tenancy is agreed in writing.

The holding fee is non-refundable if you withdraw, provide false or incomplete information, fail Right to Rent checks, or fail to take reasonable steps to enter into the tenancy.

Move-In

Once approved, you'll receive an acceptance letter by email outlining next steps and how to confirm your move-in date.

Tenancy agreements, guarantor deeds, and related documents must be signed online before move-in. Rent and deposit must be paid by bank transfer on or before move-in day, as stated in the acceptance letter.

Deposit

The deposit is equal to five weeks' rent and is payable on or before move-in day.

Pets

Pets must be declared on your application form. If permitted at the property, they will be recorded in the tenancy. Additional tenancy terms may apply if pets are accepted. Please confirm pet acceptance before applying.

Your Details (GDPR)

For enquiries and viewings, your personal data will be retained for no longer than six months. Your details will not be shared with third parties unless necessary such as referencing.

Right to Rent (UK Home Office)

All tenants must pass Right to Rent checks, regardless of nationality. Supporting documents will be requested upon application. A government code of practice is available online for further guidance.

Disclaimer

Property details are provided in good faith as a general guide and do not form part of any offer or contract. Measurements are approximate; please verify dimensions before purchasing furniture or flooring.

Prospective tenants should make their own enquiries regarding furnishings, parking, and condition. Identification will be required during referencing and, where applicable, to comply with Money Laundering Regulations. Neither ABC nor its staff are authorised to make representations or warranties beyond these particulars.

Council Tax Band: B (Cheshire West & Chester)

Deposit: £1,148

Holding Deposit: £229

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



Floor 0



Floor 1



Approximate total area^m
 804 ft²
 74.8 m²

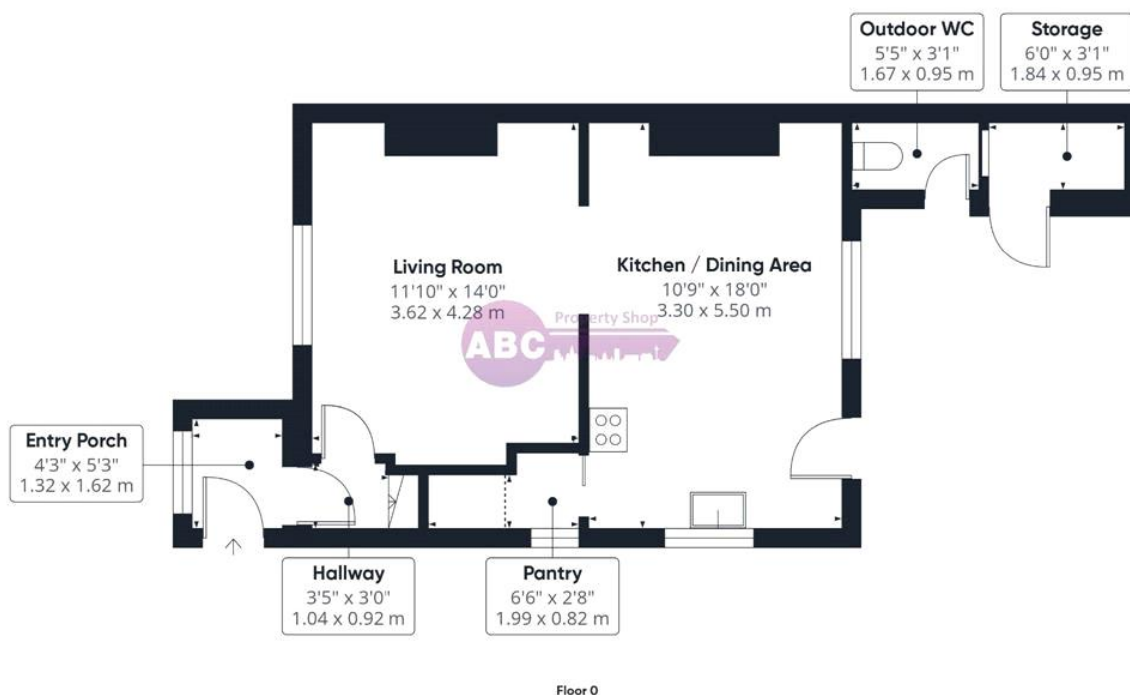
Reduced headroom
 8 ft²
 0.8 m²

(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.

GIRAFFE360



Approximate total area^m

451 ft²
42 m²

Reduced headroom

8 ft²
0.8 m²

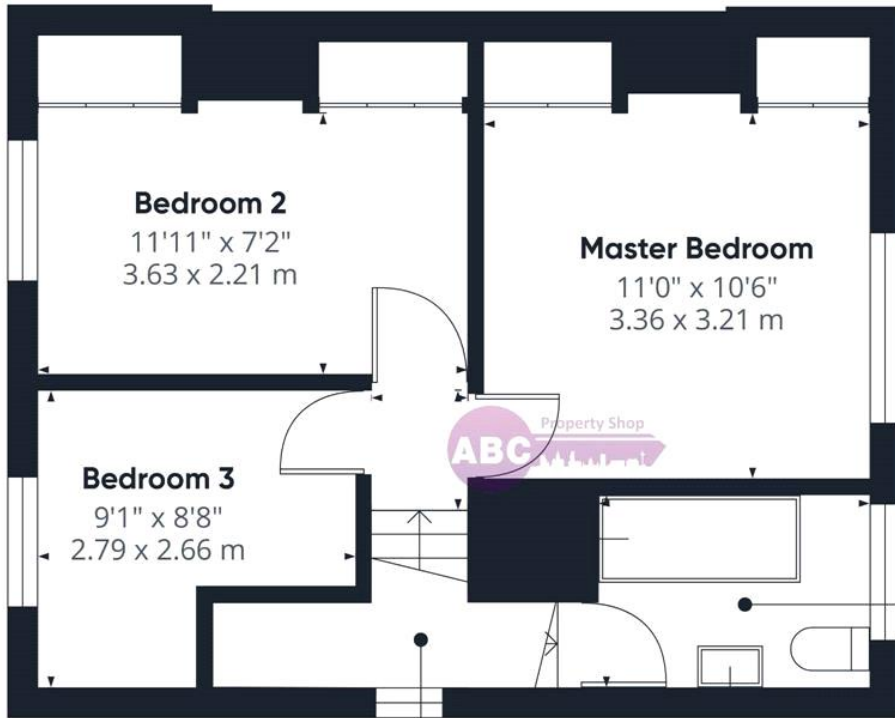
(1) Excluding balconies and terraces

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.

GIRAFFE360





Landing
2'7" x 3'6"
0.79 x 1.07 m

Bathroom
7'9" x 5'3"
2.37 x 1.61 m

Approximate total area⁽¹⁾
353 ft²
32.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

