



**Livingstone Road**  
Ellesmere Port, CH65 2BE

**Rental £800 Monthly**  
**2 Bedroom Terraced House**  
**Available 04 April 2026**

Chester, 219 Regus House, Herons Way, Chester Business Park, Chester, Cheshire, CH4 9QR  
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Opening Times: Mon 09.00 - 17.30 | Tue 09.00 - 17.30 | Wed 09.00 - 17.30 | Thurs 09.00 - 17.30 | Fri 09.00 - 16.00 | Sat 09.00 - 13.00 | Sun Closed

- \* Unfurnished
- \* Within walking distance of local amenities
- \* Courtyard to rear
- \* Well presented accommodation

- \* Easy access to motorway
- \* Available Early February 2025
- \* Council Tax Band A
- \* EPC RATING D

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## Situation

This immaculately presented two bedroom terraced property is situated in a convenient location, being within easy access to Cheshire Oaks Designer Outlet Village, Ellesmere Port Town Centre and the M53 motorway which in turns leads to all major road networks. The property comprises of living room, inner hallway, kitchen and handy under stairs storage area, two bedrooms and a bathroom with three piece white suite, and there is a courtyard to the rear. The property has a combi boiler and UPVC double glazed windows. Early viewing is advised to avoid disappointment. EPC Rating D. Council Tax Band A (£1,565.59 per annum 25/26). Viewings available from 13th March.

## Directions

Proceed from Westminster Bridge up Westminster Road and straight across at the mini roundabout onto New Grosvenor Road. Take the first right onto Livingstone Road and the property will be seen towards the bottom of the road on the left hand side.

## Further Information

The deposit required is £923

## Accommodation

### Bathroom

1.27m ( 4'2") x 3.76m ( 12'5")

### Bedroom One

4.29m ( 14'1") x 2.82m ( 9'4")

### Bedroom Two

8.03m ( 26'5") x 6.05m ( 19'11")  
maximum measurements

### Inner Hallway

### Kitchen

14.01m ( 46'0") x 9.04m ( 29'8")

### Landing

### Living Room

4.29m ( 14'1") x 2.82m ( 9'4")

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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