



# Gateacre Court, Riveracre Village

£170,000



**LESLEY HOOKS**  
ESTATE AGENTS





Nestled in the popular Rivacre Village area of Ellesmere Port, this traditional mid terrace home offers fantastic potential for first time buyers, families, or investors looking for a solid addition to their portfolio.

The property enjoys a convenient location close to schools, local shops and everyday amenities, with the beautiful Rivacre Valley Country just a stones throw away. Excellent road and public transport links provide easy access to Chester, Liverpool and the wider North West, making this an ideal spot for commuters.

Stepping inside, the home welcomes you through a handy porch into a bright entrance hallway. The ground floor provides well-proportioned living space, with a comfortable lounge to the front and a separate dining room – perfect for family meals or entertaining. The kitchen sits to the rear, offering a practical layout with plenty of scope to make it your own.

Upstairs, there are three bedrooms along with a family bathroom. The property benefits from a straightforward layout and plenty of natural light throughout, creating a great foundation for anyone looking to add their personal touch.



Externally, the home features a low maintenance yard, ideal for those wanting outdoor space without the extensive upkeep.

Offered with no onward chain, this is a fantastic opportunity to purchase a home in a well established and popular location.

Council Tax Band B. Energy Rating C.

**Entrance Hall**

13'0" (3.96m) x 5'10" (1.78m)

**Lounge**

13'6" (4.11m) x 13'0" (3.96m)

**Dining Room**

9'2" (2.79m) x 10'9" (3.28m)

**Kitchen**

9'10" (3m) x 8'9" (2.67m)

**Bedroom One**

13'9" (4.19m) x 9'11" (3.02m)

**Bedroom Two**

12'0" (3.66m) x 11'4" (3.45m)

**Bedroom Three**

9'4" (2.84m) x 5'7" (1.7m)

**Bathroom**

8'0" (2.44m) x 5'5" (1.65m)

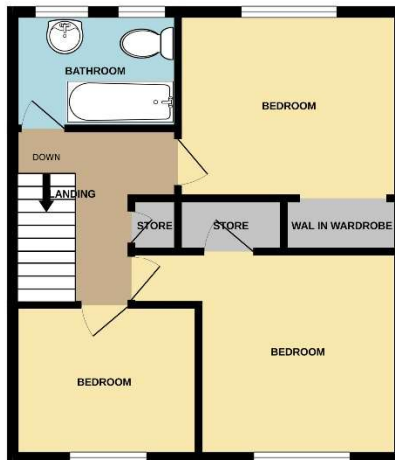
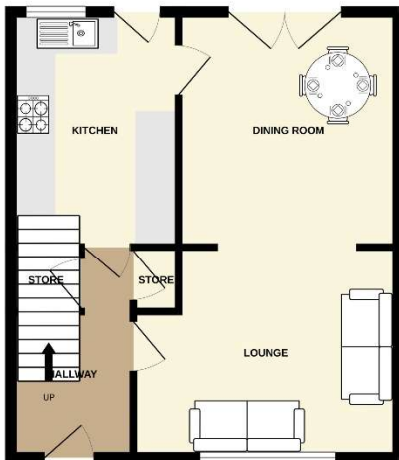






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 Plus	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		
			86
			70

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