



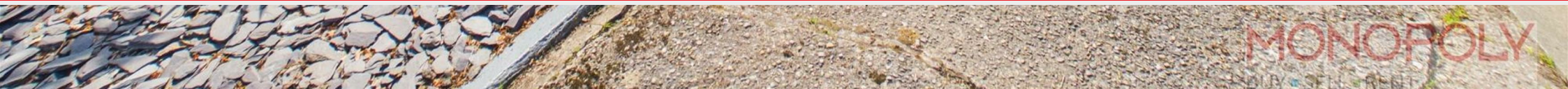
84

Ellesmere Port | CH65 6RY

£240,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

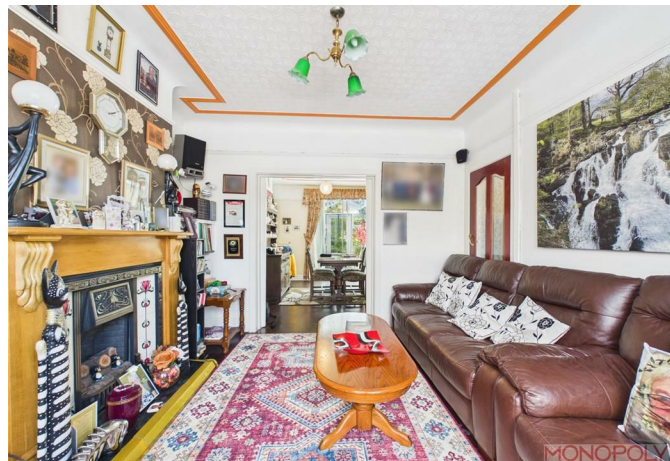


MONOPOLY

BUY ■ SELL ■ RENT

Situated within the popular residential area of Whitby in Ellesmere Port, this three bedroom semi-detached home offers spacious accommodation and established gardens, ideal for family living. In brief, the accommodation comprises an entrance porch and hallway, living room, dining room, kitchen, garden room, WC and a useful store room to the ground floor. To the first floor, the landing provides access to three bedrooms and a family bathroom. Externally, the property benefits from a generous driveway providing off-road parking for multiple vehicles, alongside a decorative stone garden to the front. The rear garden has been thoughtfully landscaped with wildlife in mind, featuring an array of mature shrubs, trees and planting, creating a peaceful and private outdoor space. There is also a useful garage. Located on Chester Road, the property is conveniently positioned close to a wide range of local amenities including shops, supermarkets, schools, medical facilities and leisure amenities. Ellesmere Port town centre and Cheshire Oaks are both within easy reach, offering an extensive selection of retail and dining options. The area is well connected via excellent transport links, with easy access to the M53, M56 and A41, alongside regular public transport services and nearby rail links providing convenient travel to Chester, Liverpool, Manchester and the wider North West.

- THREE BEDROOM SEMI-DETACHED HOME
- THREE RECEPTION ROOMS
- SOUTH WEST FACING GARDEN TO REAR
- DOWNSTAIRS WC
- DRIVEWAY
- GARAGE
- LOCAL PRIMARY AND SECONDARY SCHOOLS NEARBY
- AMENITIES AND TRANSPORT LINKS
- SOUGHT AFTER LOCATION



Hallway

Entrance porch leading into hallway with varnished wood herringbone. Storage cupboard understairs which houses boiler.

Lounge

Situated at the front of the property with a feature fireplace and bay window. Door leading to hallway and sliding doors leading to dining area.

Dining Room

Leading off the hallway and living area, varnished herringbone flooring from hallway leads in the dining room. Sliding door to rear of the room lead onto the garden room.

Kitchen

Galley style kitchen with a range of wall and base units. Space for appliances. Kitchen sink overlooking the garden.

Garden Room

Leading off the kitchen and the dining area is a bright conservatory style garden room, overlooking the garden. There is a downstairs W/C and a storage cupboard.

Downstairs W/C

Downstairs toilet with tiled flooring and painted walls.

Bedroom One

Bedroom 1 is situated at the front of the property, with and painted and wallpapered walls. Bay window with double glazed windows.

Bedroom Two

Second double bedroom to the rear of the property. Double glazed window overlooking the rear garden. Built in wardrobe/storage cupboard.

Bedroom Three

Single bedroom located at the front of the property with double glazed bay window.

Bathroom

Three piece bathroom suite comprising low-level WC, wash hand basin and corner enclosed shower cubical. Tiled floor, built in storage, radiator and uPVC double glazed frosted window.

Outside

To the front of the property there is a driveway for 2/3 cars. The front garden in a range of flags and stones with established shrubs and trees. To the side of the property there is a garage with access to the rear garden. The rear garden is filled with well established trees and plants and has been landscaped to allow nature and wildlife to enjoy.

Important Information

*Material Information interactive report available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any





distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





Approximate total area⁽¹⁾
 1113 ft²
 103.4 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.

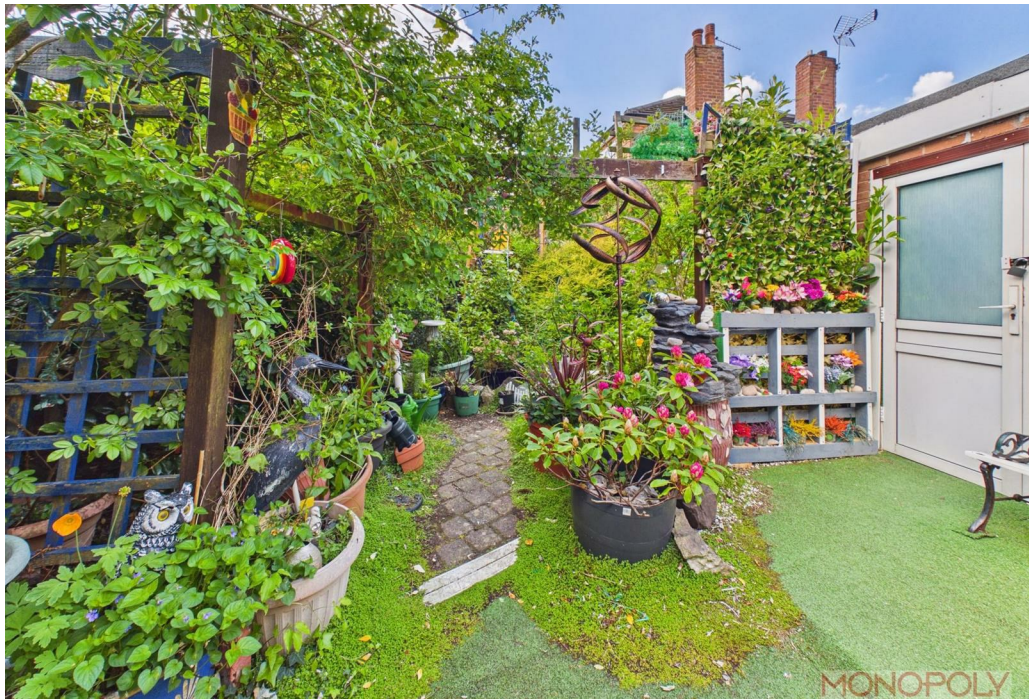
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs (92-95) A			Very environmentally friendly - lower CO ₂ emissions (82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(43-54) E			(28-38) E		
(31-42) F			(17-27) F		
(21-30) G			(7-16) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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