



Chester Road, Childer Thornton Ellesmere Port CH66 1QW

welcome to

Chester Road, Childer Thornton Ellesmere Port

- No Onward Chain
- Detached Property
- Three Reception Rooms
- Two Bedrooms
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: E

£250,000

check out more properties at jonesandchapman.co.uk

Entrance Porch

Through security door into entrance porch.

Entrance Hall

Through double doors into entrance hall.

Reception Room One

12' 7" x 12' 8" max (3.84m x 3.86m max)
Window to front, double panel radiator, beam ceiling, gas fire.

Reception Room Two

12' 7" x 13' 4" max (3.84m x 4.06m max)
Window to front, double panel radiator, beam ceiling, storage cupboard, door through to downstairs cloakroom.

Reception Room Three

12' 3" x 11' 7" max (3.73m x 3.53m max)
Windows to front and back, double panel radiator, storage cupboards, stairs leading to galleried area.

Kitchen

11' 1" x 7' 9" max (3.38m x 2.36m max)
Kitchen cupboards, stainless steel sink and drainer, housing for oven, fridge and washing machine, two windows and a door to the rear.

Lean To Conservatory

Windows to the sides.

Cloakroom

Low level WC, wash hand basin.

Landing

Staircase rises to landing

Bedroom One

12' 7" x 11' (3.84m x 3.35m)
Window to front and side, double panel radiator, beam ceiling.

Bedroom Two

13' 1" x 10' 5" max (3.99m x 3.17m max)
Window to front, double panel radiator, two storage cupboards, beam ceiling.

Bathroom

Opaque window to the rear, double panel radiator, large storage cupboard, low level WC, bath and a wash hand basin.



Property Ref:

LSU107712 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

jones & chapman



0151 339 4878



LittleSutton@jonesandchapman.co.uk



349 Chester Road, Little Sutton, LITTLE
SUTTON, Cheshire, CH66 3RG



jonesandchapman.co.uk