



**Malvern Avenue, Ellesmere Port CH65 5AE**



**welcome to**

**Malvern Avenue, Ellesmere Port**

Jones & Chapman are excited to welcome onto the market with no onward chain this very well presented three bedroom semi-detached family home which is ideally located in the Wolverham area. Call us today to arrange your viewing!



## Entrance Hall

Upon entering the house through the front door, you will find a UPVC double glazed window to the side aspect with a double panel radiator and tiled flooring, there is an under stairs storage cupboard housing the gas meter, and another cupboard housing the consumer unit. From here there are stairs leading to the first floor landing and doors leading into the kitchen and lounge.

## Lounge/Diner

18' 4" x 14' 6" ( 5.59m x 4.42m )

The lounge/diner has UPVC double glazed French doors leading to the rear garden and a UPVC double glazed window to the front aspect fitted with blinds. There is an electric fire with a wooden surround, a tall radiator, and a fitted grey carpet with complementary cream decor.

\*Included furniture\* TV stand, sofa, coffee table, table with four chairs, wall units and a sideboard.

## Kitchen

8' 4" x 12' ( 2.54m x 3.66m )

The kitchen has a UPVC double glazed window to the rear aspect, a range of wooden wall, base and drawer units, a stainless-steel sink with drainer, two ovens, a four-ring gas hob, a cylinder extractor and an integrated fridge. There is a cupboard housing the Worcester boiler with a tall radiator and tiled flooring.

## Utility Room

9' 4" x 9' 3" ( 2.84m x 2.82m )

The utility room has a UPVC double glazed window to the rear aspect, a range of black gloss base and drawer units with complementary grey work surfaces, a one and a half stainless steel sink with drainer, an integrated dishwasher and extra space for appliances, it is finished with a tall radiator, tiled flooring, and inset spotlights.

\*Included furniture\* Washing machine, fridge freezer and the integrated dishwasher.

## Landing

Access to the first-floor landing via a grey carpeted staircase with a spindle banister, a UPVC double glazed window to the side aspect allowing the natural light to flow through and access to the loft via the hatch.

\*Included furniture\* Mirror on the landing.

## Bedroom One

9' 5" x 14' 5" ( 2.87m x 4.39m )

The master bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, a fitted grey carpet with neutral decor and a picture rail.

\*Included furniture\* Wardrobes, dressing table and stool, king size bed and mattress, two bedside tables and lamps.

## Bedroom Two

8' 6" x 13' ( 2.59m x 3.96m )

The second bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a fitted grey carpet with white decor and a picture rail.

\*Included furniture\* Three door wardrobe, dressing table, double bed and mattress.

## Bedroom Three

7' 9" x 9' 5" ( 2.36m x 2.87m )

The third bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, a fitted grey carpet with cream decor and a picture rail.

\*Included furniture\* Computer desk.

## Bathroom

9' 3" x 5' 4" ( 2.82m x 1.63m )

The family bathroom had two UPVC double glazed windows to the rear aspect, a corner bath with a chrome shower above and a curved glass screen, a low-level push flush WC and a dual wash hand basin set within a white gloss vanity unit with a fitted

cupboard above and a mirrored wall. The floor and walls are fully tiled with a chrome ladder style radiator and inset spotlights.

## Front Garden

The front garden has a small grass area with a dwarf wall and mature trees and shrubs. There is also a flagged driveway for off road parking.

## Rear Garden

The rear garden is fully fenced for privacy and is mainly laid to lawn with a flagged patio area. There is gated access to the side and benefits from a large wooden shed, a greenhouse, and an outdoor tap.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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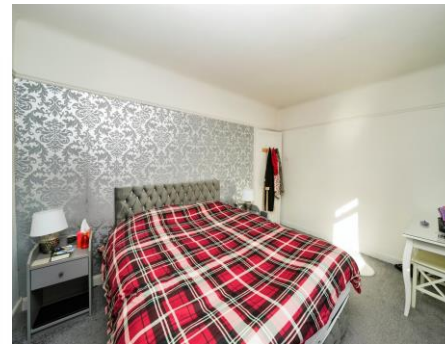
**welcome to**

## **Malvern Avenue, Ellesmere Port**

- Well Presented Semi-Detached House
- Three Bedrooms & Family Bathroom
- Lounge, Kitchen & Utility Room
- Front & Rear Gardens
- Off Road Parking To The Front

Tenure: Freehold EPC Rating: D

# £200,000



Please note the marker reflects the postcode not the actual property

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