



**Rivacre Road, Ellesmere Port CH66 1LQ**

**welcome to**

**Rivacre Road, Ellesmere Port**

Jones & Chapman are delighted to offer onto the market this beautifully presented three bedroom semi-detached house with the benefit of no onward chain. Call us today to arrange your viewing!





### Entrance Hall

Upon entering the property through the front door, you will find a UPVC double glazed window to the side aspect with a single panel radiator and a recently fitted grey carpet.

### Downstairs W.C

The downstairs toilet has a UPVC double glazed window to the side aspect, a low level push flush WC, a wall mounted wash hand basin and vinyl flooring.

### Living Room

10' 9" x 14' 3" ( 3.28m x 4.34m )

The living room has a UPVC double glazed bay window to the front aspect, a recently fitted grey carpet, double panel radiator, gas fire on a tiled hearth with a wooden surround and a picture rail.

### Dining/Sitting Room

20' 1" x 10' 9" ( 6.12m x 3.28m )

The dining/sitting room has double French doors to the rear aspect, a recently fitted grey carpet, two double panel radiators, a single panel radiator, picture rail and a gas fire with a wooden surround.

### Kitchen

16' 1" x 5' 6" ( 4.90m x 1.68m )

The kitchen has two UPVC double glazed windows to the rear and side and a UPVC double glazed door to the side, a recently fitted kitchen in 2023 with grey wall, base and drawer units, a Lamona oven, four ring hob and a cylinder hood. There is additional space for appliances and vinyl flooring.

### Landing

Access to the first floor landing via a recently fitted grey carpet staircase with a wooden banister, there is a UPVC double glazed window to the side aspect and access to the loft which has lighting and insulation.

### Bedroom One

10' 9" x 11' 8" ( 3.28m x 3.56m )

The master bedroom has a UPVC double glazed window to the front aspect, a single panel radiator,

picture rail and a recently fitted grey carpet.

### Bedroom Two

12' 4" x 10' 9" ( 3.76m x 3.28m )

The second bedroom has a UPVC double glazed window to the rear aspect, a single panel radiator, picture rail and a recently fitted grey carpet. There is a cupboard housing the Baxi boiler which was installed in 2017.

### Bedroom Three

7' 4" x 5' 6" ( 2.24m x 1.68m )

The third bedroom has a UPVC double glazed window to the front aspect, a single panel radiator, picture rail, a recently fitted grey carpet and a folding door to

### Bathroom

5' 6" x 8' 10" ( 1.68m x 2.69m )

The bathroom has a UPVC double glazed window to the rear aspect, a panel bath with an overhead Mira shower and glass screen, a low level push flush WC and a pedestal wash hand basin. The walls are tiled with vinyl flooring finished with a chrome ladder style radiator.

### Front Garden

To the front there is a large driveway allowing for off road parking for multiple vehicles.

### Rear Garden

The rear garden is fully fenced for privacy with mature trees and shrubs, there is a flagged patio and pathway with a lawn area. It benefits from two sheds 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**

## **Rivacre Road, Ellesmere Port**

- Well Presented Semi-Detached House
- Three Bedrooms & Family Bathroom
- Two Reception Rooms
- Downstairs WC & Kitchen
- Off Road Parking For Multiple Vehicles

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LSU108356 - 0007

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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.

  
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