

Eleanor Street, Ellesmere Port CH65 4BB



welcome to

Eleanor Street, Ellesmere Port

Jones & Chapman are delighted to bring to the market this three bedroom mid terraced house with no onward chain. An early viewing is advised to avoid missing out!













Entrance Hall

Upon entering the property through the front door you will find the electric meter cupboard.

Living Room

15' 2" x 11' 5" (4.62m x 3.48m) The living room has a UPVC double glazed bay window to the front aspect fitted with blinds, a fitted grey carpet, a radiator and the gas meter.

Dining Room

9' 5" x 12' 9" ($2.87m \times 3.89m$) The dining room has a UPVC double glazed window to the rear aspect fitted with blinds, a fitted grey carpet and an open fireplace.

Kitchen

17' 8" x 4' 8" (5.38m x 1.42m)

The kitchen opens straight from the hallway with a UPVC double glazed door to the rear aspect, a range of beech wall, base and drawer units with complementary grey work surfaces, a four ring induction hob with an electric oven, and a stainless steel sink and drainer.

Bedroom One

11' 2" x 12' 9" ($3.40m\ x\ 3.89m$) The master bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a fitted carpet and the boiler.

Bedroom Two

13' 2" x 10' ($4.01m \times 3.05m$) The second bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a fitted carpet and a single panel radiator.

Bedroom Three

 8^{\prime} 9" x 5' 9" (2.67m x 1.75m) The third bedroom has a UPVC double glazed window to the front aspect, a fitted carpet and a single panel radiator.

Bathroom

9' 3" x 4' 8" (2.82m x 1.42m)

The bathroom has a UPVC double glazed window to the rear aspect, a panel bath with a shower attachment, pedestal wash hand basin and a WC. The walls are partially tiled and tiled flooring.

Rear Garden

To the rear there is a block paved yard with wall borders, an outdoor tap and a gate leading to the rear alley.



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





welcome to

Eleanor Street, Ellesmere Port

- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Close To The Town Centre
- Transport Links Nearby

Tenure: Freehold EPC Rating: D Council Tax Band: A

offers in excess of

£115,000





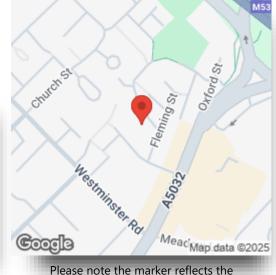
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Property Ref: LSU108293 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





postcode not the actual property

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