



Wellswood Road, Ellesmere Port CH66 1JX

welcome to

Wellswood Road, Ellesmere Port

****Wellswood Road is taking part in the UK's BIGGEST open house event on 10th & 12th May and the 17th & 19th of May** Call us today to book your slot!**



Entrance Hall

Upon entering the property through the front door you will find the electric cupboard housing the meter and consumer units, a radiator, inset spotlights, dado rail and tiled flooring. You will also find access to the loft with ladders, lights and the boiler (there is a control panel in the kitchen) the loft is also part boarded. Access from here to the lounge, bedrooms and bathroom.

Living Room

12' 2" x 18' (3.71m x 5.49m)

The living room has a UPVC double glazed window to the front aspect fitted with blinds, a gas fire set within a marble hearth and surround, a dado and picture rail, inset spotlights and wooden flooring. From here you will find the door leading to the kitchen.

Kitchen

9' 9" x 12' 3" (2.97m x 3.73m)

The kitchen has a range of cream wooden wall, base and drawer units with complementary white speckled work surfaces, a stainless steel sink and drainer, plumbing and housing for a dish washer and washing machine. Double oven with a cylinder hood and additional space for appliances. The floor is tiled and there are double French doors opening into the conservatory.

Conservatory

9' 5" x 10' 8" (2.87m x 3.25m)

The conservatory has tiled flooring, blinds and a dwarf wall with views overlooking the rear garden.

Bedroom One

12' x 9' 7" (3.66m x 2.92m)

The master bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a fitted grey carpet with complementary grey decor, a radiator and inset spotlights.

Bedroom Two

12' x 11' 9" (3.66m x 3.58m)

The second bedroom has a UPVC double glazed

window to the front aspect fitted with blinds, a fitted grey carpet with complementary grey decor, a double panel radiator and inset spotlights.

Bedroom Three

7' 8" x 12' 4" (2.34m x 3.76m)

The third bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a fitted grey carpet with complementary grey decor, a radiator and inset spotlights.

Bathroom

8' x 7' 5" (2.44m x 2.26m)

The bathroom has two UPVC double glazed window to the rear aspect fitted with blinds, a large shower cubicle with chrome fittings, a splash wall, a pedestal wash hand basin and a low level push flush WC. There is a chrome ladder style radiator and vinyl flooring.

Front Garden

There is off road parking to the front.

Rear Garden

The rear garden is fully fenced for privacy and is laid to lawn with a decked and flagged seating area, a wooden gate to the side, several 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.focallagent.com



view this property online jonesandchapman.co.uk/Property/LSU108365



welcome to

Wellswood Road, Ellesmere Port

- Semi-Detached Bungalow
- Three Bedrooms & Family Bathroom
- Living Room, Kitchen & Conservatory
- Front & Rear Gardens
- Off Road Parking

Tenure: Freehold EPC Rating: C

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU108365



Property Ref:
LSU108365 - 0006

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