



Stamford Street, Ellesmere Port CH65 8HH

welcome to

Stamford Street, Ellesmere Port

Jones & Chapman are delighted to bring to market this two bedroom semi-detached house situated in a sought after area of Ellesmere Port. Call our office to arrange your viewing today!



Entrance Hall

Upon entering the property through the front door you will find a double panel radiator, and laminate flooring with complementary white decor.

Living Room

10' 2" x 12' 6" (3.10m x 3.81m)

The living room has a UPVC double glazed window to the front aspect, grey laminate flooring with complementary sage green decor, a gas fire with a radiator cover, and a cupboard housing the gas meter.

Kitchen

12' 5" x 11' 5" (3.78m x 3.48m)

The kitchen has a range of green wall and base units with complementary butchers block effect work surfaces, a stainless steel sink and drainer, space for appliances, Vaillant boiler, and a door to the rear porch. There is an under stairs storage cupboard, and a cupboard housing the electric meter and consumer unit.

Landing

Access to the first floor split landing via a grey carpeted staircase with a solid bannister, here you will find the loft hatch, the loft has lighting and insulation. From here are the doors leading into the bedrooms and family bathroom.

Bedroom One

12' 6" x 10' (3.81m x 3.05m)

The master bedroom has a UPVC double glazed window to the front aspect, a double panel radiator, and a brown fitted carpet with complementary cream decor.

Bedroom Two

The second bedroom has a UPVC double glazed window to the rear aspect, a double panel radiator, a pink fitted carpet with complementary white decor, and fitted wardrobes.

Bathroom

The bathroom has a UPVC double glazed window to

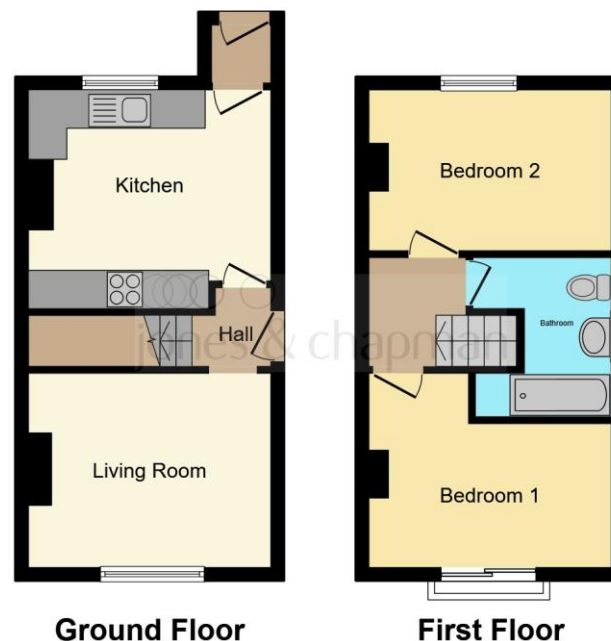
the side aspect, a panel bath with an overhead Mira shower, a wall mounted wash hand basin, a low level push flush WC and vinyl flooring with complementary green decor.

Front Garden

The front offers off road parking.

Rear Garden

The rear garden is fully fenced for privacy with a view over the allotments, it is mainly laid to lawn with a flagged area, an outdoor tap and a side gate. There is also a brick outhouse.



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

Stamford Street, Ellesmere Port

- Semi-Detached House
- Two Bedrooms & Family Bathroom
- Off Road Parking
- Close To Local Amenities
- Close To Road & Rail Routes

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108425 - 0003

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.


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