









welcome to

The Breck, Ellesmere Port

Jones & Chapman are thrilled to welcome onto the market this three bedroom semi-detached bungalow located in the sought after area of Rivacre.













Entrance Hall

Spacious entrance hall with single radiator, electric meter and consumer with hidden cupboard. Doors leading to bedrooms, bathroom and lounge.

Separate WC

Wooden window to the rear, WC and biege carpet flooring.

Lounge

18' 1" x 12' (5.51m x 3.66m)

Bright and airy living space with cream carpet with complementry white decor, gas fire with back boiler sat on marble hearth and a wooden surround, Upvc double glazed window to the front elevation. Door leading through to the kitchen.

Kitchen

12' x 10' 1" (3.66m x 3.07m)

Range of cream units with complementry work surfaces, double radiator, tiled flooring, larder cupboard, gas meter, Upvc double glazed window to rear and side, stainless steel drainer sink and additional space for appliances.

Conservatory

6' 6" x 10' 8" (1.98m x 3.25m)

Dwarf wall conservatory overlooking the beautiful garden with wooden flooring.

Bedroom 1

12' x 12' (3.66m x 3.66m)

Upvc double glazed window to the front with grey carpet, fitted cupboard and single radiator.

Bedroom 2

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

Upvc double glazed window to the rear with biege carpet, fitted wardrobe and single radiator.

Bedroom 3

12' x 7' 7" (3.66m x 2.31m)

Upvc double glazed window to the rear with fitted wardrobes and airing cupboard with the water tank, cream decor and green carpet.

Bathroom

4' 9" x 8' 3" (1.45m x 2.51m)

Two piece bathroom suite with panel bath with a mira shower above, wash hand basin sat in a vanity unit, part tiled walls, Upvc double glazed window to the rear

Rear Garden

Large rear garden with flagged patio area ideal for relaxing, flagged pathways leading to the garage, mainly laid to lawn, mature flower beds, Mature shrubs and trees and a pond. Fully fenced and hedged borders for privacy, gated to the front.

Front Garden

Lawned areas and tarmac drive with gate to the rear





Bedroom

The Breck, Ellesmere Port

- Three bedroom Semi detached bungalow
- Living room, kitchen and conservatory
- Large mature rear garden and front garden
- Off road parking, detached garage
- Close to local amenties

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

offers over

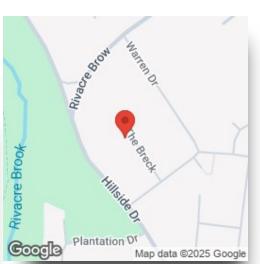
£170,000







Living Room



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU108367



Property Ref: LSU108367 - 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.





0151 339 4878



Little Sutton@jones and chapman.co.uk



349 Chester Road, Little Sutton, LITTLE SUTTON, Cheshire, CH66 3RG



jonesandchapman.co.uk