



Criccieth Court, Ellesmere Port CH65 9DX

welcome to

Criccieth Court, Ellesmere Port

Jones & Chapman are delighted to welcome onto the market this well maintained three bedroom end-terraced home, offered with no onward chain. An early viewing is essential, call our office today to arrange your viewing!



Entrance Hall

The property is accessed via a UPVC front door, the hallway features laminate flooring, neutral decor, a single panel radiator, and useful storage including a meter cupboard and under stairs space housing the gas meter.

Living Room

12' 3" x 13' 6" (3.73m x 4.11m)

The living room features a UPVC double glazed window overlooking the front aspect, finished with laminate flooring and neutral decor, complemented by both ceiling and wall lighting.

Dining Room

10' 8" x 9' 7" (3.25m x 2.92m)

The dining room features a UPVC double glazed window to the rear aspect, finished with laminate flooring and neutral decor and a double panel radiator.

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m)

The kitchen features a UPVC double glazed window overlooking the rear aspect, and a UPVC door providing direct access to the rear garden. The space is fitted with a range of white gloss wall, base and drawer units complemented by black work surfaces. Laminate flooring and grey decor are enhanced by partially tiled walls. Integrated appliances include a single oven, four ring hob with a cylinder extractor fan, and a stainless steel sink and drainer.

Landing

Reached via a carpeted staircase, the landing provides access to the loft hatch and an airing cupboard housing the Glowworm combination boiler, with additional storage.

Bedroom One

9' 9" x 13' 7" (2.97m x 4.14m)

The master bedroom features a UPVC double glazed window overlooking the front aspect, tastefully decorated in neutral tones complemented by a beige fitted carpet, a single panel radiator and a fitted

wardrobe offering practical storage space.

Bedroom Two

9' 9" x 11' 7" (2.97m x 3.53m)

The second bedroom features a UPVC double glazed window overlooking the rear aspect, again tastefully decorated in neutral tones complemented by a beige fitted carpet, a single panel radiator and a fitted wardrobe offering practical storage space.

Bedroom Three

6' 9" x 9' 4" (2.06m x 2.84m)

The third bedroom features a UPVC double glazed window overlooking the front aspect, tastefully decorated in neutral tones complemented by a beige fitted carpet, and a single panel radiator.

Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

The bathroom features two UPVC double glazed windows to the rear aspect. It includes a panelled bath with chrome fittings, an overhead shower with glass screen, a low level push flush WC, and a wall mounted white gloss vanity unit with integrated wash hand basin. Finished with neutral tiled walls and flooring and a ladder style radiator.

Front Garden

Mainly laid to lawn and bordered by mature trees, the front garden offers a welcoming approach with a pathway leading to the front door.

Rear Garden

To the rear, double gates open to a covered car porch, providing off road parking. The outdoor space also includes a brick outhouse, a wooden shed, a flagged patio area, and a brick border.



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welcome to

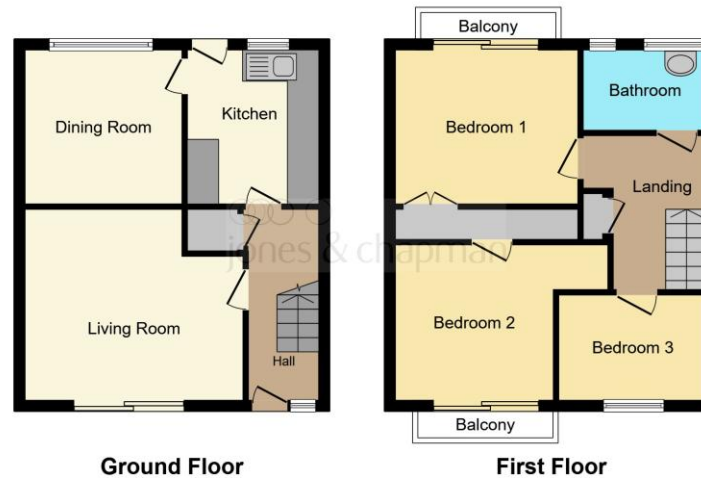
Criccieth Court, Ellesmere Port

- End-Terraced House
- Three Bedrooms & Family bathroom
- Two Reception Rooms & Kitchen
- Off Road Parking To The Rear
- No Onward Chain

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

offers in the region of

£160,000



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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Property Ref:
LSU108439 - 0008

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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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