









# welcome to

# **Stamford Street, Ellesmere Port**

Jones & Chapman are delighted to welcome onto market, with no onward chain, this well presented two bedroom semi-detached house situated in a popular area of Ellesmere Port, ideal for first time buyers. Call us today to arrange your viewing!













### **Entrance Hall**

Upon entering the property through the front door, you will find grey laminate flooring with white decor, stairs to the first floor landing and doors leading into the living room and kitchen.

## **Living Room**

12' 4" x 10' (3.76m x 3.05m)

The living room features a UPVC double glazed window to the front aspect, grey laminate flooring, a single panel radiator, picture rail and a cupboard housing the gas meter.

#### Kitchen

14' 6" x 12' 5" ( 4.42m x 3.78m )

The kitchen features a UPVC double glazed window to the rear aspect, a door leading to the rear hallway which has a door leading to the rear garden, a range of wooden wall, base and drawer units with complementary black speckled work surfaces, a single oven, four ring induction hob, a cylinder cooker hood, space for a washing machine, one and a half stainless steel sinks and drainer, Glowworm boiler, grey laminate flooring, a single panel radiator and the meter cupboard.

## Landing

Access to the first floor via a grey carpeted staircase with the same fitted grey carpet on the landing.

### **Bedroom One**

10' x 12' 5" ( 3.05m x 3.78m )

The master bedroom features a UPVC double glazed window to the front aspect, a single panel radiator, and a fitted grey carpet with grey decor.

## **Bedroom Two**

12' 6" x 8' 5" ( 3.81m x 2.57m )

The second bedroom features a UPVC double glazed window to the rear aspect overlooking allotments, a single panel radiator, and a fitted grey carpet with grey decor.

### **Bathroom**

7' 2" x 8' 6" ( 2.18m x 2.59m )

The bathroom has a window to the side aspect, a pedestal wash hand basin, a low level push flush WC and a panel bath with a Triton shower above, it is finished with a single panel radiator, partially tiled walls and laminate flooring.

#### **Front Garden**

The front has a driveway offering off road parking, with a lawn area, hedge borders, mature shrubs and a wooden gate giving access to the rear.

### Rear Garden

The rear garden is mainly laid to lawn with a flagged and tarmac seating area. It is fully fenced for privacy.

## **Outbuildings**

There is a brick built outbuilding and a wooden shed.





# welcome to

# **Stamford Street, Ellesmere Port**

- Semi-Detached House
- Two Bedrooms & Family Bathroom
- One Reception Room & Kitchen
- Off Road Parking
- **Great For First Time Buyers**

Tenure: Freehold EPC Rating: C

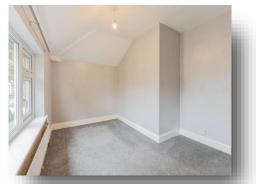
Council Tax Band: A

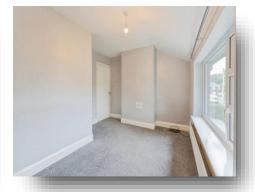
£140,000

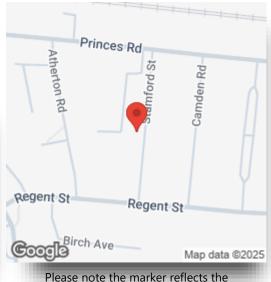


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. N details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any must rely upon its own inspection(s). Powered by www.focalagent.com









postcode not the actual property

# view this property online jonesandchapman.co.uk/Property/LSU108563



Property Ref: LSU108563 - 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 quidance 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.





0151 339 4878



LittleSutton@jonesandchapman.co.uk



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



jonesandchapman.co.uk

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.