



**Darwin Row, Ellesmere Port CH65 4DG**

**welcome to**

## **Darwin Row, Ellesmere Port**

Jones & Chapman are thrilled to welcome onto the market this well presented three bedroom mid-terraced home. Call us today to arrange your viewing!



## **Entrance Hall**

Upon entering the property through the front door you will find a carpeted hallway.

## **Living Room**

10' 7" x 15' 3" ( 3.23m x 4.65m )

The living room features a UPVC double glazed window to the front aspect fitted with blinds, a fitted carpet, a smoke alarm, opening to the kitchen and stairs to the first floor landing.

## **Kitchen**

10' 3" x 13' 3" ( 3.12m x 4.04m )

The kitchen features a UPVC double glazed window to the rear aspect fitted with blinds, UPVC double French doors leading to the rear garden fitted with blinds, a range of grey wall, base and drawer units with complementary work surfaces, one and a half stainless steel sinks and drainer, a single oven, four ring gas hob with a stainless steel splash back, cylinder cooker hood, a double panel radiator and tiled flooring.

## **Downstairs W.C**

The downstairs toilet has a low level push flush WC, a pedestal wash hand basin, a small single panel radiator, the consumer unit, tiled flooring and a fan.

## **Landing**

Access to the first floor via a grey carpeted staircase with spindle banister, the landing has an airing cupboard and a single panel radiator.

## **Bedroom One**

14' 5" x 10' 2" ( 4.39m x 3.10m )

The master bedroom features a UPVC double glazed window to the rear aspect, a single panel radiator, a beige fitted carpet with complementary cream and green decor and the door into the en-suite.

## **En-Suite**

7' 8" x 4' 4" ( 2.34m x 1.32m )

The en-suite features a UPVC double glazed window to the front aspect fitted with blinds, a shower cubicle, a low level push flush WC, a pedestal wash

hand basin, a ladder style radiator and partially tiled walls and tiled flooring.

## **Bedroom Two**

11' 2" x 11' 8" ( 3.40m x 3.56m )

The second bedroom features a UPVC double glazed window to the rear aspect fitted with blinds, a single panel radiator, a cream fitted carpet with complementary blue decor and access to the loft which is insulated.

## **Bedroom Three**

11' x 6' 6" ( 3.35m x 1.98m )

The third bedroom features a UPVC double glazed window to the rear aspect, a single panel radiator, a cream fitted carpet with complementary cream decor and a cupboard over the stairwell housing the Vaillant boiler.

## **Bathroom**

6' 3" x 7' 6" ( 1.91m x 2.29m )

The bathroom features a panel bath with a shower above, a low level push flush WC, a pedestal wash hand basin, a ladder style radiator, a fan and partially tiled walls and tiled flooring.

## **Front Garden**

The front is block paved offering off road parking for two cars.

## **Rear Garden**

The rear garden is fully fenced for privacy with astro turf and a flagged patio area.



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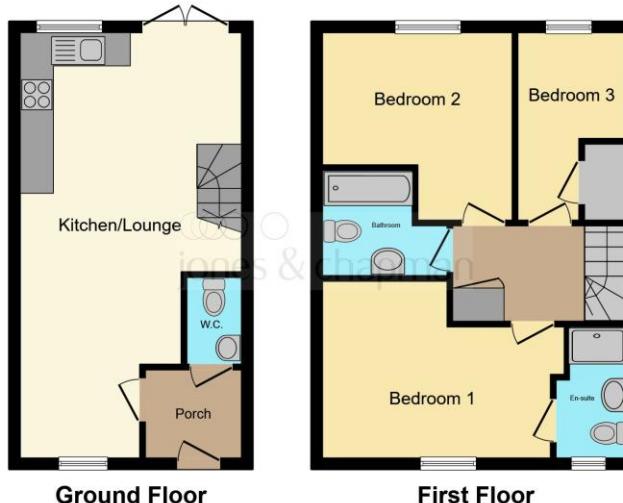
- Mid-Terraced Family Home
- Three Bedrooms With One En-Suite
- Downstairs WC & Family Bathroom
- One Reception Room & Kitchen
- Off Road Parking For Two Cars

Tenure: Freehold EPC Rating: B

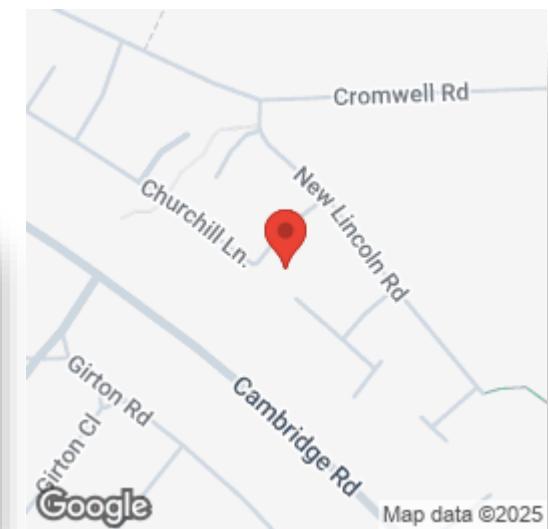
Council Tax Band: B

offers in excess of

**£190,000**



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:  
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