



Marlborough Road, Ellesmere Port CH65 5DN

welcome to

Marlborough Road, Ellesmere Port

Jones & Chapman are pleased to introduce to the market, with no onward chain, this three bedroom semi detached house situated in a popular residential area. Call us today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door, you will find a fitted carpet and a brick built porchway and door to the living room.

Living Room

22' 5" x 11' 3" (6.83m x 3.43m)

The living room has a UPVC double glazed window overlooking the rear aspect, a gas fire set within a stone and marble hearth, a fitted carpet, a radiator and under stairs storage housing the gas meter.

Dining Room

10' 6" x 12' 9" (3.20m x 3.89m)

The dining room has a UPVC double glazed window overlooking the front aspect fitted with blinds, vinyl flooring, a double panel radiator and opening to the third reception room.

Third Reception Room

8' 7" x 10' 7" (2.62m x 3.23m)

The third reception room has a UPVC double glazed window overlooking the rear aspect, vinyl flooring, a range of units, a double panel radiator and a wooden door to the kitchen.

Kitchen

6' 7" x 8' 2" (2.01m x 2.49m)

The kitchen has two UPVC double glazed windows to the rear aspect and a door to the rear, base units, one and a half stainless steel sinks and tiled flooring.

Landing

Access to the first floor via a carpeted staircase, spacious landing with a small window overlooking the front aspect, a UPVC double glazed window overlooking the rear aspect, an airing cupboard and the loft hatch.

Bedroom One

13' 6" x 10' 6" (4.11m x 3.20m)

The master bedroom has a UPVC double glazed window overlooking the front aspect fitted with blinds, a fitted cream carpet with cream decor and a range of fitted furniture.

Bedroom Two

15' 9" x 7' 9" (4.80m x 2.36m)

The second bedroom has a UPVC double glazed window overlooking the front aspect fitted with blinds, a fitted carpet and a fitted cupboard over the stairwell.

Bedroom Three

10' 6" x 9' (3.20m x 2.74m)

The third bedroom has a UPVC double glazed window overlooking the rear aspect, a fitted carpet and a single panel radiator.

Bathroom

7' 7" x 6' 11" (2.31m x 2.11m)

The bathroom has a UPVC double glazed window to the rear aspect, a WC, a wash hand basin set within a vanity unit and a double shower cubicle with a Triton shower, the walls are tiled with vinyl flooring and a double panel radiator.

Front Garden

The front is laid to lawn with a brick dwarf wall, a tarmac driveway allowing for offered parking, gated access to the rear garden and access to the garage.

Rear Garden

The rear garden is fenced for privacy, it is mainly laid to lawn with a raised decking area, a patio area, raised flower beds, a pigeon loft, a carport, a wooden shed and gated access.

Garage

The garage is brick built with double wooden doors and leads into the utility room.

Utility Room

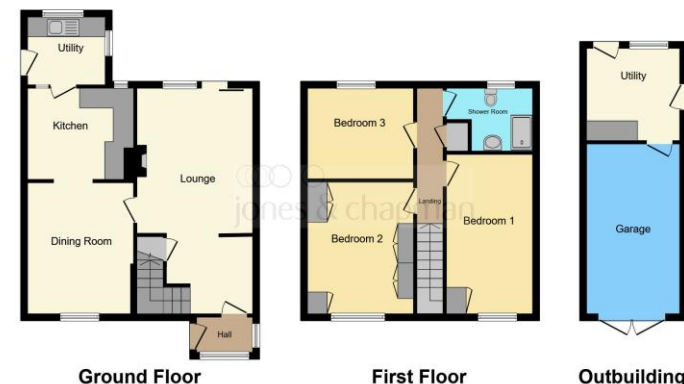
9' 4" x 9' 1" (2.84m x 2.77m)

The utility room has a window and door to the garden.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the

branch with regards to the potential timeframes involved.



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



view this property online jonesandchapman.co.uk/Property/LSU108580



welcome to

Marlborough Road, Ellesmere Port

- No Onward Chain
- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Three Reception Rooms & Kitchen
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU108580



Property Ref:
LSU108580 - 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.


jones & chapman



0151 339 4878



LittleSutton@jonesandchapman.co.uk



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



jonesandchapman.co.uk