



Wellswood Road, Ellesmere Port CH66 1JX

welcome to

Wellswood Road, 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. Call us today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door you will find the electric cupboard housing the meter and consumer units, a radiator, inset spotlights, dado rail and tiled flooring. You will also find access to the loft with ladders, lights and the boiler (there is a control panel in the kitchen) the loft is also part boarded. Access from here to the lounge, bedrooms and bathroom.

Living Room

12' 2" x 18' (3.71m x 5.49m)

The living room has a UPVC double glazed window to the front aspect fitted with blinds, a gas fire set within a marble hearth and surround, a dado and picture rail, inset spotlights and wooden flooring. From here you will find the door leading to the kitchen.

Kitchen

9' 9" x 12' 3" (2.97m x 3.73m)

The kitchen has a range of cream wooden wall, base and drawer units with complementary white speckled work surfaces, a stainless steel sink and drainer, plumbing and housing for a dish washer and washing machine. Double oven with a cylinder hood and additional space for appliances. The floor is tiled and there are double French doors opening into the conservatory.

Conservatory

9' 5" x 10' 8" (2.87m x 3.25m)

The conservatory has tiled flooring, blinds and a dwarf wall with views overlooking the rear garden.

Bedroom One

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

The master bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a fitted grey carpet with complementary grey decor, a radiator and inset spotlights.

Bedroom Two

12' x 11' 9" (3.66m x 3.58m)

The second bedroom has a UPVC double glazed

window to the front aspect fitted with blinds, a fitted grey carpet with complementary grey decor, a double panel radiator and inset spotlights.

Bedroom Three

7' 8" x 12' 4" (2.34m x 3.76m)

The third bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a fitted grey carpet with complementary grey decor, a radiator and inset spotlights.

Bathroom

8' x 7' 5" (2.44m x 2.26m)

The bathroom has two UPVC double glazed window to the rear aspect fitted with blinds, a large shower cubicle with chrome fittings, a splash wall, a pedestal wash hand basin and a low level push flush WC. There is a chrome ladder style radiator and vinyl flooring.

Front Garden

There is off road parking to the front.

Rear Garden

The rear garden is fully fenced for privacy and is laid to lawn with a decked and flagged seating area, a wooden gate to the side, several sheds and an outdoor tap.



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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Wellswood Road, Ellesmere Port

- Semi-Detached Bungalow
- Three Bedrooms & Family Bathroom
- Living Room, Kitchen & Conservatory
- Front & Rear Gardens
- Off Road Parking

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

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108365 - 0009

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jones & chapman



0151 339 4878



LittleSutton@jonesandchapman.co.uk



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



jonesandchapman.co.uk