



**Wellwood Road, Ellesmere Port CH66 1JX**

**welcome to**

**Wellswood Road, Ellesmere Port**

Jones & Chapman are delighted to welcome to the market this well presented two/three bedroom semi-detached bungalow, ideally situated in the sought after residential area of Rivacre. Call us today to arrange your viewing!





### Entrance Hall

Upon entering the property you will find a double panel radiator, wooden flooring with white decor, a cupboard housing the electric meter and consumer unit, and access to the loft which is partially boarded and insulated.

### Living Room/Bedroom Three

11' 7" x 11' 5" ( 3.53m x 3.48m )

The living room is currently being used as a bedroom, it has UPVC double glazed French doors to the rear aspect fitted with blinds, inset spotlights and wooden flooring with white decor.

### Kitchen

17' 8" x 11' 8" ( 5.38m x 3.56m )

The kitchen has UPVC double glazed French doors to the rear aspect fitted with blinds, a range of wooden wall, base and drawer units with complementary grey work surfaces, an integrated fridge freezer, washing machine and dishwasher, a freestanding double oven, extractor, Main combi boiler, a ladder style radiator, tiled flooring with under floor heating and space for a dining table or sofa.

### Bedroom One

17' 5" x 11' 6" ( 5.31m x 3.51m )

The master bedroom has a UPVC double glazed window to the front aspect, inset spotlights, a double panel radiator, wooden flooring with white decor and the door leading to the en-suite.

### En-Suite

7' 5" x 3' 8" ( 2.26m x 1.12m )

The en-suite has a walk-in shower with a glass screen and black fittings, a wash hand basin set within a vanity unit, a low level push flush WC, a fan, inset spotlights and fully tiled walls and flooring.

### Bedroom Two

11' 4" x 11' 8" ( 3.45m x 3.56m )

The second bedroom has a UPVC double glazed window to the front aspect, a double panel radiator and wooden flooring with white decor.

### Bathroom

7' 3" x 5' 6" ( 2.21m x 1.68m )

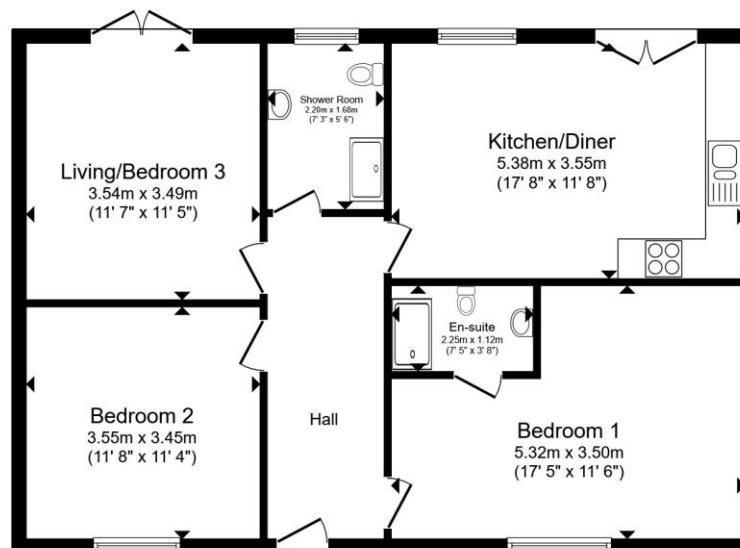
The bathroom has a UPVC double glazed window to the rear aspect, a large walk-in shower with a glass screen and black fittings, a wash hand basin set within a vanity unit, a low level push flush WC, a ladder style radiator, inset spotlights and fully tiled walls and flooring.

### Front Garden

The front garden is mainly laid to lawn with a concrete driveway leading to the rear, a small fence, and an EV charging point.

### Rear Garden

The rear garden is fully fenced for privacy, it is mainly laid to lawn with a flagged patio area, a large metal shed, an outbuilding, electric sockets and an outdoor tap.



Total floor area 81.0 m<sup>2</sup> (872 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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## **Wellswood Road, Ellesmere Port**

- Semi-Detached Bungalow
- Two/Three Bedrooms With En-Suite To The Master
- Kitchen & Bathroom
- Heating System And Full Re-Wire In May 2025
- Roof Replaced And Fully Insulated In 2024

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

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LSU108453 - 0006

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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.

  
**jones & chapman**



**0151 339 4878**



[LittleSutton@jonesandchapman.co.uk](mailto:LittleSutton@jonesandchapman.co.uk)



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



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**