



Oakfield Terrace, Childer Thornton Ellesmere Port CH66 7NY

welcome to

Oakfield Terrace, Childer Thornton Ellesmere Port

Jones & Chapman are excited to bring to the market this beautifully presented and charming mid-terraced family home, ideally located in a highly sought after area. Call us today to arrange your viewing!



Entrance Porch

Upon entering the property into the entrance porch, you will find the consumer unit, tiled flooring and an inner door leading to the entrance hall.

Entrance Hall

The entrance hall has a storage cupboard, under stairs storage, a single panel radiator and tiled flooring.

Living Room

13' 7" x 13' 3" (4.14m x 4.04m)

The living room features a UPVC double glazed bay window to the front aspect fitted with wooden shutters, a log burner in inglenook, a picture rail, a grey fitted carpet with Indian stone underneath and the gas meter. Opening to the dining room.

Dining Room

11' 8" x 11' 3" (3.56m x 3.43m)

The dining room features UPVC double glazed French doors leading to the courtyard, a picture rail and a grey fitted carpet with Indian stone underneath.

Breakfast Kitchen

22' 2" x 7' 6" (6.76m x 2.29m)

The breakfast kitchen features a UPVC double glazed window overlooking the rear aspect, a single door and French double doors leading to the courtyard, Farmhouse wooden wall, base and drawer units with complementary quartz work surfaces, a Belfast sink, space for a large oven, extractor hood, integrated dishwasher, tiled flooring, beams to the ceiling and a bench and fitted cupboard in the breakfast area.

Utility Room

7' 1" x 6' 1" (2.16m x 1.85m)

The utility room has a UPVC double glazed window overlooking the rear aspect, plumbing for a washing machine, cupboards, a double panel radiator and tiled flooring.

Landing

Access to the first floor via a wooden staircase with

carpet inlay and a wooden bannister, the landing is split with two loft hatches which are insulated and a cupboard housing the Glowworm boiler.

Bedroom One

11' 7" x 17' 3" (3.53m x 5.26m)

The master bedroom features two UPVC double glazed windows overlooking the front aspect, a picture rail, a double panel radiator and a purple fitted carpet with complementary lilac decor.

Bedroom Two

11' 2" x 11' 10" (3.40m x 3.61m)

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

Bedroom Three

7' 9" x 9' 9" (2.36m x 2.97m)

The third bedroom features a UPVC double glazed window overlooking the rear aspect, a double panel radiator and a silver green fitted carpet with complementary cream decor.

Bathroom

5' 3" x 8' 5" (1.60m x 2.57m)

The bathroom has a UPVC double glazed window to the rear aspect, a double walk-in shower with chrome fittings, a low level push flush WC, a wash hand basin set within a vanity unit, a ladder style radiator, splash wall to the ceiling, tiled walls and laminate tiled flooring.

Front Garden

The front has a pebbled garden with dwarf walls, plants and hedges.

Conservatory

12' 3" x 7' 8" (3.73m x 2.34m)

The conservatory has a polycarbonate roof, cream decor, tiled flooring and lighting and sockets, it opens to a beautiful covered area with tiled flooring and views over the rear garden.

Rear Garden

The south facing rear garden has a courtyard with a pebble and paved area, an outdoor tap and gated access to the private right of way which gives access for cars and access to the detached garage and second rear garden.

Detached Garage

16' 1" x 14' 5" (4.90m x 4.39m)

The detached garage has a pitched roof and is split in two for additional storage and a workshop area with wooden benches and a window to the rear

Second Rear Garden

The exceptional second rear garden can be accessed from behind the detached garage with the conservatory and pergola attached, it is also south facing and fully fenced, there are two log stores, a compost heap, a wooden shed, several raised flower beds, fruit trees, the rear part of the garden has hedged borders, and a large lawn with a seating area overlooking a paddock.



view this property online jonesandchapman.co.uk/Property/LSU108596



welcome to

Oakfield Terrace, Childer Thornton Ellesmere Port

- Beautiful Mid-Terraced Family Home
- Three Bedrooms & Family Bathroom
- Two Reception Rooms
- Breakfast Kitchen, Utility Room & Conservatory
- Off Road Parking & Detached Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU108596



Property Ref:
LSU108596 - 0008

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