



Christleton Drive, Ellesmere Port CH66 3NN

welcome to

Christleton Drive, Ellesmere Port

Jones & Chapman are delighted to welcome this two-bedroom mid-terraced house to the market, offered with no onward chain and located in a popular residential area of Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are delighted to welcome this two-bedroom mid-terraced house to the market, offered with no onward chain and located in a popular residential area of Ellesmere Port. Christleton Drive is conveniently positioned close to local shops, well-regarded schools, and excellent public transport links.

The property presents an excellent opportunity for both first-time buyers and investors.

Upon entering, the entrance hall leads through to a lounge featuring a gas fire, fitted carpet, and two double-panel radiators. The kitchen is fitted with a range of wall, base, and drawer units, with space for additional appliances, and benefits from a UPVC double-glazed door providing access to the rear garden.

The landing provides access to two bedrooms, both of which feature fitted carpets, double-panel radiators, and fitted cupboards, with the second bedroom housing the Vaillant boiler. The wet room comprises a Triton shower, wall-mounted wash hand basin, WC, and double-panel radiator.

Externally, the property benefits from private front and rear gardens, side access, and a brick-built outbuilding to the rear.

An early viewing is advised to avoid missing out on this home!

Entrance Hall

Lounge

20' 10" x 12' (6.35m x 3.66m)

Kitchen

11' 5" x 8' 10" (3.48m x 2.69m)

Landing

Bedroom One

17' 5" x 8' 10" (5.31m x 2.69m)

Bedroom Two

11' 9" x 11' 5" (3.58m x 3.48m)

Bathroom

Front Garden

Rear Garden



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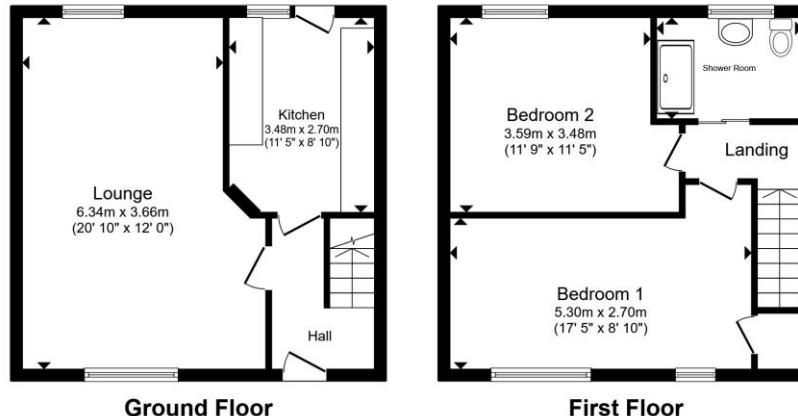
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Christleton Drive, Ellesmere Port

- No Onward Chain
- Mid-Terraced House
- Two Bedrooms & Bathroom
- Lounge & Kitchen
- Private Rear Garden

Tenure: Freehold EPC Rating: C

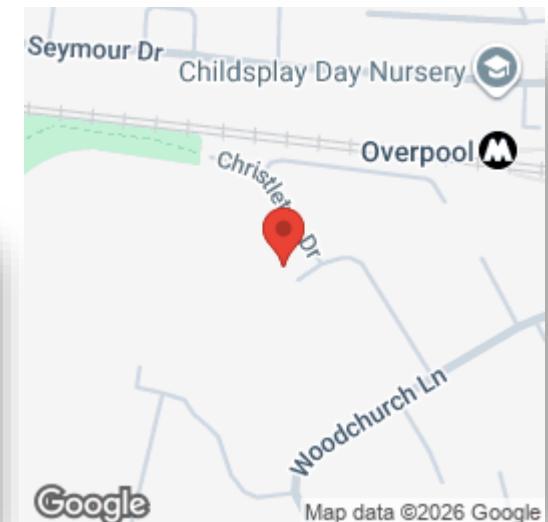
Council Tax Band: A



£120,000

Total floor area 79.0 m² (850 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

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Please note the marker reflects the postcode not the actual property



Property Ref:
LSU108676 - 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



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