



For Sale

£140,000



- Deceptively Spacious Home
- NO ONWARD CHAIN
- Three Bedrooms
- Majority Double Glazing
- Close to Cheshire Oaks/Leisure Centre

- Gas Central Heating
- Two Reception Rooms
- Downstairs Cloakroom
- Fitted Bathroom to First Floor
- IDEAL FIRST TIME PURCHASE/BU

**Dover Court**  
**Ellesmere Port, CH65 9HF**

# Property Description

**! ATTENTION BUY TO LET LANDLORDS !  
FIRST TIME BUYERS !** An ideal opportunity to acquire this deceptively spacious three bedroom terraced home which offers the full benefits of gas fired central heating, majority double glazing, fitted kitchen, lounge, dining area, downstairs cloakroom, fitted bathroom suite to the first floor, garden to the front with block paved area to the rear with garage which is fully enclosed. **EARLY INSPECTION IS STRONGLY RECOMMENDED TO AVOID MISSING OUT AND THE PROPERTY OFFERS NO ONWARD CHAIN.**

## Location

The property is conveniently located within close proximity to Cheshire Oaks which offers an extensive range of shops, restaurants, and is also close to two leisure facilities but is also very accessible to the motorway networks offering easy access to Liverpool, Chester, Manchester, North Wales.



## Entrance Porch

Upvc entrance door, double glazed windows, tiling to floor.

## Entrance Hall

Upvc door into entrance hall, stairs to the first floor, central heating radiator, large under stairs storage cupboard.

## Cloakroom

Low level w.c, wash hand basin, part tiled to walls, vinyl floor covering, window to the front elevation.

**Lounge:** 14.27' x 11.12' (4.35m x 3.39m)

Measured maximum into width and length. Double glazed window to the front elevation, coving to ceiling, two wall light points, fitted shelving, laminated wood effect flooring.

**Dining Room:** 11.71' x 8.40' (3.57m x 2.56m)

Laminated wood effect flooring, central heating radiator, coving to ceiling, access to conservatory.

**Kitchen:** 9.71' x 8.66' (2.96m x 2.64m)

Fitted kitchen comprising of a selection of eye level and base fitted units with complimentary worktops incorporating stainless steel sink unit with lever tap, built in electric cooker with extractor hood, plumbing for washing machine, part tiled to walls, double glazed window to the rear elevation, upvc door to the rear.

## Landing

Access to loft, walk in storage cupboard housing Worcester central heating boiler.

**Bedroom 1:** 11.06' x 11.68' (3.37m x 3.56m)

Measured maximum into width and length. Double glazed window to the front elevation, central heating radiator, walk in cloaks cupboard and fitted wardrobes.

**Bedroom 2:** 11.06' x 10.50' (3.37m x 3.20m)

Measured maximum into width and length. Double glazed window to the rear elevation, built in wardrobe, central heating radiator.

**Bedroom 3:** 8.89' x 6.46' (2.71m x 1.97m)

Double glazed window to the rear elevation, central heating radiator.

## Bathroom

Fitted bathroom suite comprising of panelled bath with mixer tap and mixer shower with screen, vanity wash hand basin, low level w.c, fully tiled to walls, towel rail, double glazed window to the front elevation.

## Externally

To the front the garden is mainly laid to lawn with timber gate gaining access to pathway which leads to the front entrance. To the rear there are two sets of double opening timber gates which lead to garage with up and over and door with courtyard being mainly block paved.

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81-91	B		
69-80	C		78
55-68	D	64	
39-54	E		
21-38	F		
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