



**Standingwood Road, Ellesmere Port CH65 3AG**

**welcome to**

## **Standingwood Road, Ellesmere Port**

Jones and Chapman are proud to bring to the market this 80% shared ownership, four-bedroom semi-detached town house that is extremely well presented throughout. The property is ideally situated within the popular Rossmore residential development, with shops and restaurants just a short walk away.



## Entrance Hall

Upon entering the property through the front door, you will find the entrance hall, which is partially carpeted as well as laminate flooring, there is access to an under stairs cupboard for storage and a double panel radiator. From here there are doors leading to the downstairs WC, the lounge and the kitchen.

## Downstairs W.C

The convenient downstairs toilet has laminate flooring, a low-level WC, a corner pedestal wash hand basin, and a fan.

## Lounge

10' 6" x 15' 4" ( 3.20m x 4.67m )

The lounge has modern green decor with complementary laminate flooring and two double panel radiators. From here you can access the conservatory through sliding doors.

## Kitchen

13' 8" x 8' 6" ( 4.17m x 2.59m )

The kitchen is fitted with matte black wall, base and drawer units with complementary grey work surfaces, and a breakfast bar. There is an integrated single oven, a four-ring induction hob with an extractor fan above and a stainless steel one and a half drainer and sink completing the look. The Glow Worm boiler can be found hidden away in a cupboard, there are inset spotlights in the ceiling and laminate flooring with a double panel radiator. For natural light there is a UPVC double glazed window to the front aspect and a UPVC double glazed door to the side.

## Conservatory

The conservatory has floor to ceiling windows allowing the natural light to flood through, a polycarbonate roof, laminate flooring and doors leading to the rear garden.

## First Floor Landing

Access to the first-floor landing via a carpeted staircase with a spindle banister, there is a UPVC double glazed window to the front aspect and an additional staircase leading up to the second floor.

## Bedroom Two

12' 2" x 8' 9" ( 3.71m x 2.67m )

Bedroom two has double glazed French doors with a lovely Juliet balcony fitted with blinds, a fitted grey carpet, and a double panel radiator.

## Bedroom Three

12' 3" x 7' 9" ( 3.73m x 2.36m )

Bedroom three has a UPVC window to the rear aspect, it is neutral decor with grey carpet and a double panel radiator.

## Family Bathroom

7' 6" x 8' 9" ( 2.29m x 2.67m )

The family bathroom has a UPVC double glazed window to the rear aspect, a three-piece suite consisting of a bath with a chrome shower overhead, a low-level WC and a pedestal wash hand basin, the walls are partially tiled and there is a fan and a double panel radiator. The airing cupboard houses the un-vented hot water system.

## Second Floor Landing

The second-floor landing gives access to the loft hatch, the loft is partly boarded with insulation and battery-operated lighting.

## Master Bedroom

The spacious master bedroom has a UPVC double glazed window to the front aspect fitted with blinds, two double panel radiators with a fitted beige carpet and the door leading into the en-suite.

## En-Suite

6' 9" x 6' 7" ( 2.06m x 2.01m )

The en-suite has a UPVC double glazed window to the rear aspect, a three-piece suite consisting of a shower cubicle with chrome fittings, a pedestal wash hand basin and a WC, the walls are partially tiled with vinyl flooring, and a double panel radiator.

## Bedroom Four

10' 3" x 8' 4" ( 3.12m x 2.54m )

The fourth bedroom has a UPVC window to the rear

aspect fitted with blinds, a fitted grey carpet, and a double panel radiator.

## Front Garden

The front garden has a tarmac drive allowing off road parking for two cars with flower beds to the side.

## Rear Garden

The rear garden is fully fenced for privacy, there is a flagged patio area, a wooden shed and a side gate giving access to the front of the property, the garden is mainly laid with shale for low maintenance.



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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## Standingwood Road, Ellesmere Port

- 80% Shared Ownership
- Immaculately Presented Semi-Detached House
- Accommodation Over Three Floors
- Four Double Bedrooms With The Master Boasting An En-Suite
- Downstairs WC, Lounge, Kitchen And Conservatory

Tenure: Leasehold EPC Rating: C

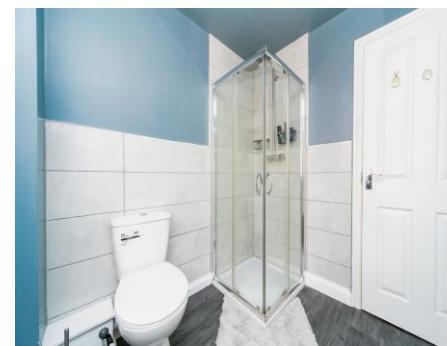
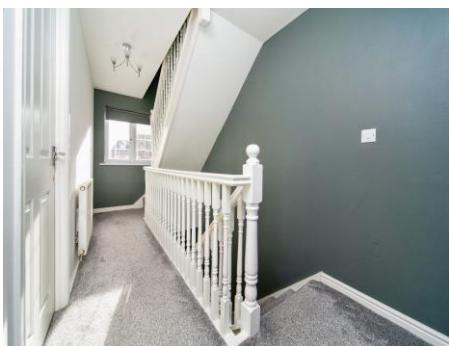
Council Tax Band: C Service Charge: 300.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£180,000**



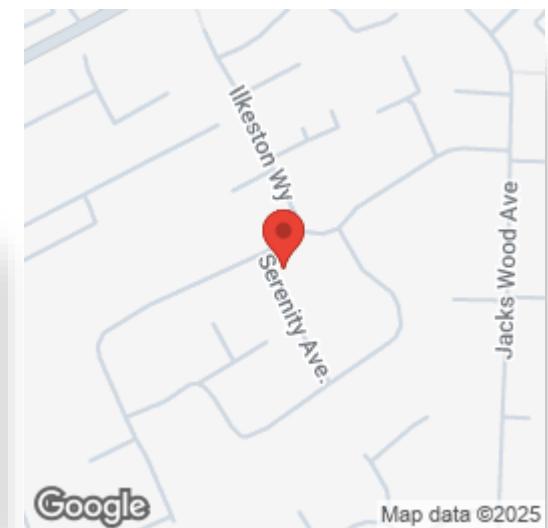
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Property Ref:  
LSU108268 - 0008

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Please note the marker reflects the postcode not the actual property

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