



Langley Court, Ellesmere Port CH65 9EE

welcome to

Langley Court, Ellesmere Port

Jones & Chapman are excited to welcome, with no onward chain, this three-bedroom mid-terraced family home positioned within a popular residential area of Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are excited to welcome, with no onward chain, this three-bedroom mid-terraced family home positioned within a popular residential area of Ellesmere Port. Langley Court is conveniently located close to local shops, transport links and everyday amenities, and lies within the catchment area for well-regarded primary and secondary schools.

This property offers a fantastic opportunity for buyers looking their first home, or growing families alike. The entrance hall leads to the lounge which features a double panel radiator, laminate flooring, and a fireplace. The dining room has laminate flooring and French doors leading to the rear aspect. The kitchen is fitted with a range of white wall, base and drawer units, an induction hob, an oven, a stainless-steel sink and drainer and space for extra appliances.

The wooden staircase leads to the landing which has an airing cupboard housing the Vaillant boiler and access to the loft. There are three bedrooms all benefiting from fitted cupboards, fitted carpet and radiators. The family bathroom comprises a bath with overhead chrome shower, a pedestal wash hand basin and WC.

Externally, the property benefits from a private rear garden with a car port.

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

Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Lounge

13' 8" x 12' 9" (4.17m x 3.89m)

Dining Room

10' 11" x 10' 4" (3.33m x 3.15m)

Kitchen

10' 1" x 8' 7" (3.07m x 2.62m)

Landing

Bedroom One

13' 10" x 12' 6" (4.22m x 3.81m)

Bedroom Two

11' 7" x 10' 1" (3.53m x 3.07m)

Bedroom Three

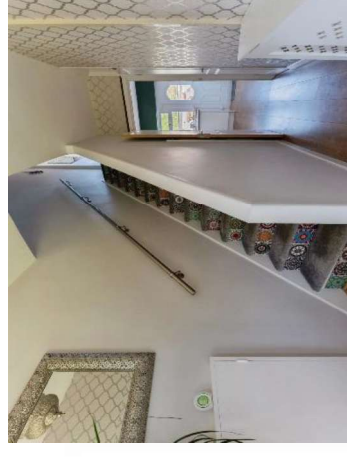
9' 5" x 7' 3" (2.87m x 2.21m)

Bathroom

7' 9" x 5' 10" (2.36m x 1.78m)

Front Garden

Rear Garden



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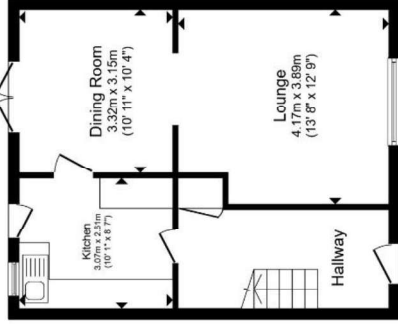
Langley Court, Ellesmere Port

- No Onward Chain
- Mid-Terraced Family Home
- Three Bedrooms & Bathroom
- Lounge, Dining Room & Kitchen
- Car Port At The Rear

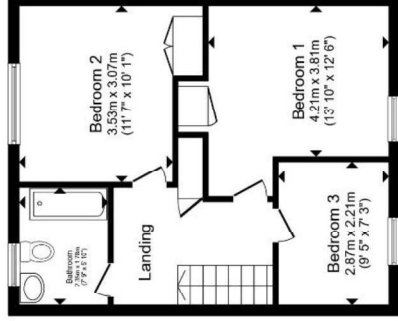
Tenure: Freehold EPC Rating: C
Council Tax Band: A

£180,000

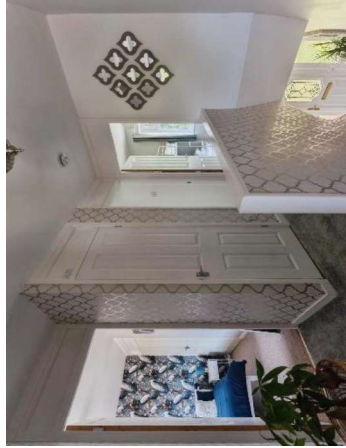
 **jones & chapman**
Total floor area 88.3 m² (950 sq. ft.) approx.
This floor plan is not intended to be used as a legal document. It is a guide only and does not constitute an offer. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details 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.propertygoo.co



Ground Floor



First Floor



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108859 - 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.



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