



Blakemere Court, Ellesmere Port CH65 2HA

welcome to

Blakemere Court, Ellesmere Port

Jones & Chapman are excited to welcome to the market this three-bedroom end-terraced family home, situated in the popular residential area of Ellesmere Port. Call us today to arrange your viewing!



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Blakemere Court is ideally located close to a host of local amenities, highly regarded schools and excellent transport links, including Ellesmere Port train station, providing easy access to Liverpool and Chester. Ellesmere Port town centre is also nearby, offering a range of shops, restaurants and other amenities.

The entrance porch leads into the hallway, providing access to the lounge, which features a fireplace with wooden surround, laminate flooring and an opening into the dining room. The dining room benefits from laminate flooring, a single-panel radiator and French doors opening onto the rear garden. The kitchen is fitted with a range of wall, base and drawer units, with space for additional appliances. A convenient downstairs WC completes the ground floor.

To the first floor, the landing provides access to three bedrooms, all benefiting from radiators and fitted carpet. Bedrooms one and two also feature fitted cupboards. The family bathroom comprises a panel bath with overhead Triton shower, pedestal wash hand basin and WC.

Externally, the property benefits from a private rear garden.

Ideal for first-time buyers, an early viewing is advised!

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Entrance Hall

Lounge

14' 3" x 11' 6" (4.34m x 3.51m)

Dining Room

11' 7" x 8' 5" (3.53m x 2.57m)

Kitchen

9' 9" x 8' 11" (2.97m x 2.72m)

Downstairs W.C

Landing

Bedroom One

11' 5" x 8' 11" (3.48m x 2.72m)

Bedroom Two

10' 7" x 8' 6" (3.23m x 2.59m)

Bedroom Three

8' 11" x 6' 8" (2.72m x 2.03m)

Bathroom

6' x 6' (1.83m x 1.83m)

Front Garden

Rear Garden



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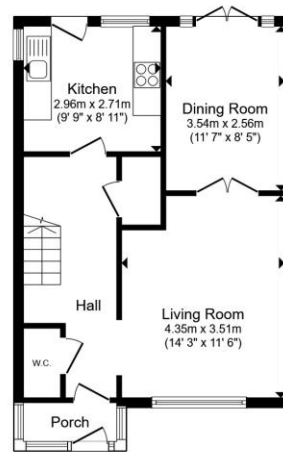
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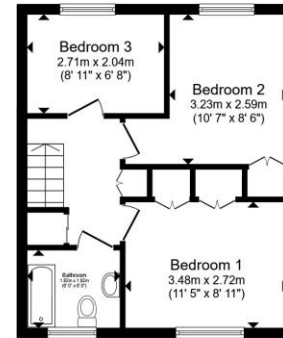
- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Lounge, Dining Room & Kitchen
- Downstairs WC
- Front & Rear Gardens

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

£160,000



Ground Floor



First Floor

Total floor area 84.8 m² (912 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

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Property Ref:
LSU108947 - 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 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