





Homerton Close, Ellesmere Port CH65 5FF

jones & chapman

welcome to

Homerton Close, Ellesmere Port

Jones and Chapman are pleased to bring to the market this three-bedroom semi-detached family home, positioned within a quiet cul-de-sac in a popular residential area of Ellesmere Port. Call us today to arrange your viewing!





Jones and Chapman are pleased to bring to the market this three-bedroom semi-detached family home, positioned within a quiet cul-de-sac in a popular residential area of Ellesmere Port. Situated just a short distance from Ellesmere Port town centre, Homerton Close enjoys easy access to an array of shops, supermarkets, restaurants, and everyday amenities. The area is well connected by road, rail, and bus services, with rail routes to Liverpool and Chester. The property is within the catchment area for well-regarded schools making it a great choice for growing families.

The lounge has a radiator, laminate flooring, and French doors leading to the rear garden. The kitchen is fitted with a range of white wall, base and drawer units, a four-ring gas hob, oven, extractor, and an integrated fridge freezer. A convenient downstairs toilet completes the ground floor.

The first floor landing gives access to two bedrooms, both benefiting from fitted carpet and radiators. The family bathroom comprises a panel bath, a pedestal wash hand basin, and WC. The second floor gives access to the master bedroom benefiting from fitted carpet, a radiator and an en-suite which comprises a shower cubicle, pedestal wash hand basin and WC.

Externally there is a private garden to the rear, whilst to the front there is a driveway providing off road parking for two cars.

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

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 Hall

Lounge
15' 10" x 13' 6" (4.83m x 4.11m)

Kitchen
10' 6" x 6' 10" (3.20m x 2.08m)

Downstairs W.C

Landing

Bedroom Two
13' 2" x 9' 9" (4.01m x 2.97m)

Bedroom Three
13' 2" x 9' 6" (4.01m x 2.90m)

Bathroom
6' 6" x 6' 1" (1.98m x 1.85m)

Second Floor

Bedroom One
12' 10" x 12' 8" (3.91m x 3.86m)

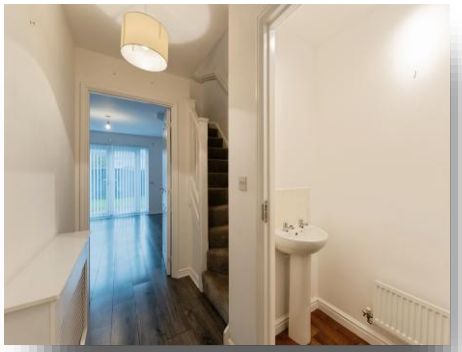
En-Suite

Front Garden

Rear Garden







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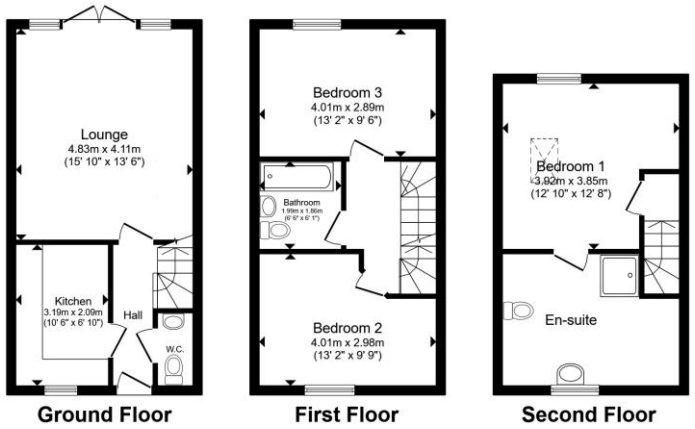
welcome to

Homerton Close, Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms With One En-Suite
- Lounge & Kitchen
- Downstairs WC & Family Bathroom
- Off Road Parking

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: 165.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Total floor area 91.8 m² (988 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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£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LSU109005 - 0002

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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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.