



Magdalene Walk, Ellesmere Port CH65 5FG

welcome to

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Jones & Chapman are pleased to welcome to the market this 25% shared ownership with the option to staircase to 100%, three-bedroom mid-terraced family home, positioned within a popular residential area of Ellesmere Port. Magdalene Walk is conveniently located close to Ellesmere Port town centre offering a wide range of shops, supermarkets, restaurants and other amenities. Fantastic road, rail and bus links are also close by giving easy access to Liverpool and Chester. The property offers an excellent opportunity for growing families as it is in the catchment area for well-regarded schools.

The lounge/dining room has a double panel radiator, wooden flooring, a cloak cupboard, and French doors leading to the rear garden. The kitchen is fitted with a range of wall, base and drawer units with complementary black work surfaces, a stainless-steel sink and drainer, space for appliances and a Worcester boiler. There is a convenient downstairs toilet with a wash hand basin and WC.

The first-floor landing gives access to three bedrooms, with the master benefiting from an en-suite, fitted carpet and a double panel radiator. The other two bedrooms benefit from double panel radiators, one with laminate flooring and the other having a fitted carpet. The bathroom comprises a panel bath, a pedestal wash hand basin and WC.

Externally, the property benefits from a private rear garden with a designated parking area also at the rear and visitor parking at the front.

Early viewing advised!

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."

Lounge/Dining Room

15' 9" x 13' 8" (4.80m x 4.17m)

Kitchen

11' 7" x 9' 3" (3.53m x 2.82m)

Downstairs W.C

Landing

Bedroom One

12' 9" x 9' 8" (3.89m x 2.95m)

En-Suite

9' 8" x 4' 9" (2.95m x 1.45m)

Bedroom Two

9' 8" x 8' 4" (2.95m x 2.54m)

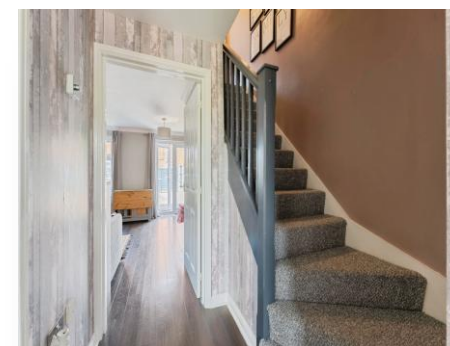
Bedroom Three

7' 7" x 6' 4" (2.31m x 1.93m)

Bathroom

7' x 6' 3" (2.13m x 1.91m)

Rear Garden



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Magdalene Walk, Ellesmere Port

- 25% Shared Ownership
- Option To Staircase To 100%
- Three Bedroom Mid-Terraced House With One En-Suite
- Lounge/Dining Room, Kitchen & Downstairs W.C
- Designated Parking At The Rear

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

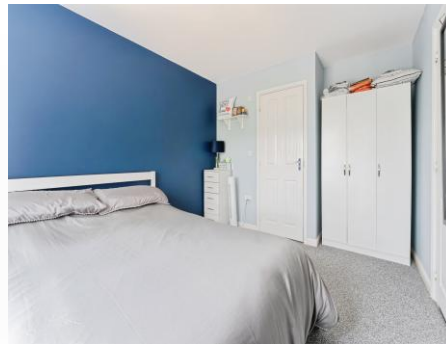
£50,000



Total floor area 74.9 m² (806 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:
LSU108798 - 0007

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.

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