





Mulberry Park, Ellesmere Port CH66 1SZ

jones & chapman

welcome to

Mulberry Park, Ellesmere Port

Jones & Chapman are pleased to present this three-bedroom semi-detached family home, situated within a popular residential area of Ellesmere Port. Call us today to arrange your viewing!





Jones & Chapman are pleased to present this three-bedroom semi-detached family home, situated within a popular residential area of Ellesmere Port. Mulberry Park is ideally located close to a range of local amenities and is just a short drive from Cheshire Oaks Designer Outlet, which offers a fantastic selection of shops and restaurants. The property is also within a short walk of Rivacre Valley Country Park, providing a lovely setting for walks and outdoor activities. Excellent primary and secondary schools are also located nearby, making this an ideal home for families.

The entrance hall leads to the lounge featuring a double panel radiator and laminate flooring. The kitchen-diner is fitted with a range of white gloss wall, base and drawer units, a four-ring induction hob, oven, integrated microwave, integrated dishwasher, fridge freezer, Ideal boiler and a dining area. A downstairs WC completes the ground floor.

The landing gives access to three bedrooms, the master benefiting from fitted wardrobes and drawers, a double panel radiator, fitted grey carpet and an en-suite consisting of a shower cubicle, wall mounted wash hand basin and WC. The other two bedrooms benefit from fitted carpets and double panel radiators. The family bathroom comprises a panel bath with overhead shower, wall mounted wash hand basin and WC.

Externally, the property benefits from a private rear garden, while to the front there is a driveway providing off-road parking and an EV charging point.

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
17' 8" x 9' 6" (5.38m x 2.90m)

Kitchen Diner
16' 9" x 10' 9" (5.11m x 3.28m)

Downstairs W.C

Landing

Bedroom One
13' x 10' 11" (3.96m x 3.33m)

En-Suite
8' 10" x 4' 6" (2.69m x 1.37m)

Bedroom Two
11' 1" x 10' 5" (3.38m x 3.17m)

Bedroom Three
9' 10" x 7' 1" (3.00m x 2.16m)

Bathroom
7' 8" x 7' 2" (2.34m x 2.18m)

Front Garden

Rear Garden







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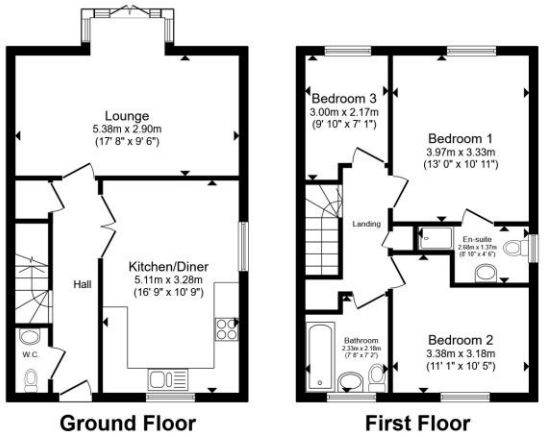
welcome to

Mulberry Park, Ellesmere Port

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

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: 195.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 88.9 m² (957 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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£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LSU109024 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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