



**Holly Road, ELLESMERE PORT CH65 4AN**

**welcome to**

**Holly Road, ELLESMERE PORT**

Jones & Chapman are pleased to present this three-bedroom mid-terraced home, offered to the market with no onward chain, and positioned within a popular residential area of Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are pleased to present this three-bedroom mid-terraced home, offered to the market with no onward chain, and positioned within a popular residential area of Ellesmere Port. Holly Road is conveniently located close to Ellesmere Port town centre which offers a wide range of shops, restaurants and other everyday amenities. Ellesmere Port train station is also close by giving easy access into both Liverpool and Chester.

The property offers an excellent opportunity for buyers looking to purchase their first home, or investors looking to add to their portfolios. The entrance hall leads to a lounge featuring a double panel radiator and fitted carpet. The convenient dining room has grey decor and a double panel radiator. The kitchen is fitted with a range of wooden wall, base and drawer units, a four-ring induction hob, single oven, Worcester boiler and the door leading to the downstairs bathroom which has a panel bath with an overhead shower, pedestal wash hand basin and WC.

The first-floor landing gives access to three bedrooms, all benefiting from fitted carpets and double panel radiators. There is also an additional WC upstairs.

Externally, the property benefits from a private rear courtyard garden.

An early viewing is advised to avoid missing out on this opportunity.

### **Entrance Hall**

### **Lounge**

11' 10" x 10' ( 3.61m x 3.05m )

### **Dining Room**

11' 11" x 8' 4" ( 3.63m x 2.54m )

### **Kitchen**

11' 9" x 7' 5" ( 3.58m x 2.26m )

### **Downstairs Bathroom**

7' 5" x 4' 11" ( 2.26m x 1.50m )

### **Landing**

### **Bedroom One**

13' 7" x 11' 10" ( 4.14m x 3.61m )

### **Bedroom Two**

11' 11" x 8' 7" ( 3.63m x 2.62m )

### **Bedroom Three**

7' 10" x 7' 7" ( 2.39m x 2.31m )

### **Upstairs W.C**

### **Rear Courtyard**



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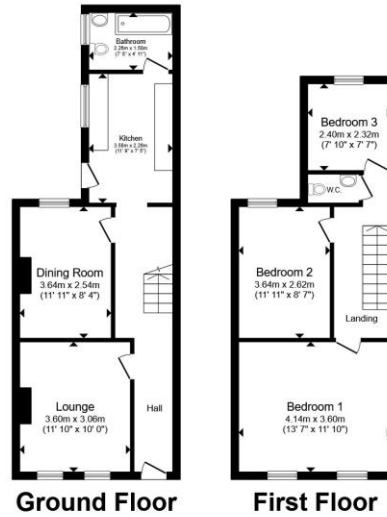
welcome to

## Holly Road, ELLESMERE PORT

- Mid-Terraced House
- Three Bedrooms
- Two reception Rooms & Kitchen
- Downstairs Bathroom & Upstairs WC
- Private Rear Courtyard

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

offers in the region of  
**£120,000**



Total floor area 82.4 m<sup>2</sup> (887 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:  
LSU108759 - 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.

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