



Princeton Way, Ellesmere Port CH65 8AH

welcome to

Princeton Way, Ellesmere Port

Jones & Chapman are pleased to welcome to the market this three-bedroom semi-detached family home located in a popular residential area of Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are pleased to welcome to the market this three-bedroom semi-detached family home located in a popular residential area of Ellesmere Port. Princeton Way is conveniently situated close to local amenities including Ellesmere Port town centre which offers a wide range of shops, restaurants, supermarkets and more. It is also conveniently located close to fantastic schools and the West Cheshire College making it an ideal home for families.

The living room has a fitted carpet, a double panel radiator and a door leading to the kitchen which has a range of wooden wall, base and drawer units, a single oven, four ring gas hob, extractor fan, a wine rack, a freestanding washing machine, slim line dishwasher, a large stainless steel fridge freezer, a breakfast bar and French doors leading to the garden. A convenient downstairs toilet completes the ground floor with a pedestal wash hand basin and WC.

The first-floor landing gives access to three bedrooms, all benefiting from fitted carpets and radiators and the master benefiting from an en-suite with a shower cubicle, pedestal wash hand basin and WC. The family bathroom has a panel bath with an overhead shower, a pedestal wash hand basin, and WC.

Externally, the property benefits from a private, easily maintained garden to the rear that is not overlooked, and off road parking to the front for five vehicles.

An early viewing is advised to avoid missing out.

Living Room

15' 9" x 11' 9" (4.80m x 3.58m)

Kitchen

15' 5" x 10' 5" (4.70m x 3.17m)

Downstairs W.C

Bedroom One

13' 9" x 8' 6" (4.19m x 2.59m)

En-Suite

Bedroom Two

10' 4" x 8' 6" (3.15m x 2.59m)

Bedroom Three

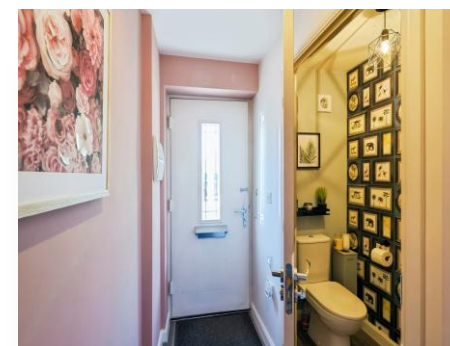
8' 6" x 6' 2" (2.59m x 1.88m)

Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

Front Garden

Rear Garden



view this property online [jonesandchapman.co.uk/Property/LSU108775](https://www.jonesandchapman.co.uk/Property/LSU108775)



welcome to

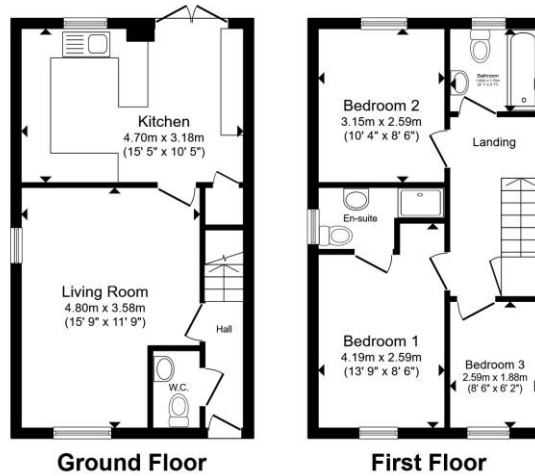
Princeton Way, Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms With En-Suite To The Master
- Lounge, Kitchen & Family Bathroom
- Off Road Parking For Five Vehicles
- NSBC Guarantee Still In Place

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers in excess of

£230,000



Total floor area 74.3 m² (799 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

jones & chapman



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/LSU108775](https://www.jonesandchapman.co.uk/Property/LSU108775)



Property Ref:
LSU108775 - 0005

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](https://www.jonesandchapman.co.uk)