



The Breck, Ellesmere Port CH66 1LB

welcome to

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Jones & Chapman are thrilled to welcome onto the market this three bedroom semi-detached bungalow located in the sought after area of Rivacre.



Jones & Chapman are thrilled to welcome onto the market this three bedroom semi-detached bungalow located in the sought after area of Rivacre. The property is conveniently located close to a wide range of shops, restaurants and other amenities and is just a short distance from The Rivacre Valley which is a beautiful walking spot. Offering flexible accommodation with a bright and airy feel throughout, this bungalow is not to be missed and an internal inspection is highly advised.

The property briefly comprises: Entrance hall, living room, kitchen, conservatory, three bedrooms and a family bathroom, with a separate toilet. Externally there is a garden to the front with off road parking and a large private rear garden. Garage.



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.focalagent.com

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."

Entrance Hall

Separate WC

Lounge

18' 1" x 12' (5.51m x 3.66m)

Kitchen

12' x 10' 1" (3.66m x 3.07m)

Conservatory

6' 6" x 10' 8" (1.98m x 3.25m)

Bedroom 1

12' x 12' (3.66m x 3.66m)

Bedroom 2

12' x 9' 7" (3.66m x 2.92m)

Bedroom 3

12' x 7' 7" (3.66m x 2.31m)

Bathroom

4' 9" x 8' 3" (1.45m x 2.51m)

Rear Garden

Front Garden



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The Breck, Ellesmere Port

- Three bedroom Semi detached bungalow
- Living room, kitchen and conservatory
- Large mature rear garden and front garden
- Off road parking, detached garage
- Close to local amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108367 - 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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