



Grace Road, Ellesmere Port CH65 2BJ

welcome to

Grace Road, Ellesmere Port

Jones & Chapman are excited to offer onto the market this three-bedroom semi-detached home, situated in a popular residential area in Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are excited to offer onto the market this three-bedroom semi-detached home, situated in a popular residential area in Ellesmere Port. Grace Road is situated close to a local green space with a park which would be great for families. There is also motorway access a short drive away, as well as great bus routes and Ellesmere Port train station giving easy access to Chester and Liverpool. Ellesmere Port town centre is walking distance from the property offering a wide range of shops, restaurants and other amenities.

This home would suit first time buyers or growing families alike. The property briefly comprises: Entrance hall, lounge, kitchen/diner, landing giving access to three bedrooms and the family bathroom.

Externally, the property benefits from a private rear garden, whilst to the front there is a driveway providing off road parking.

An early viewing is recommended to avoid missing out.

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

Lounge

12' x 11' (3.66m x 3.35m)

Kitchen/Diner

20' x 13' 4" (6.10m x 4.06m)

Landing

Bedroom One

12' x 11' (3.66m x 3.35m)

Bedroom Two

11' x 10' 8" (3.35m x 3.25m)

Bedroom Three

8' 3" x 7' 1" (2.51m x 2.16m)

Bathroom

9' 2" x 5' (2.79m x 1.52m)

Front Garden

Rear Garden



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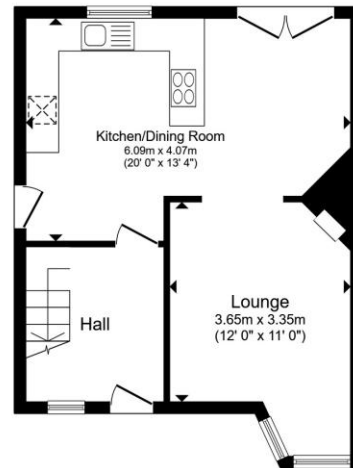


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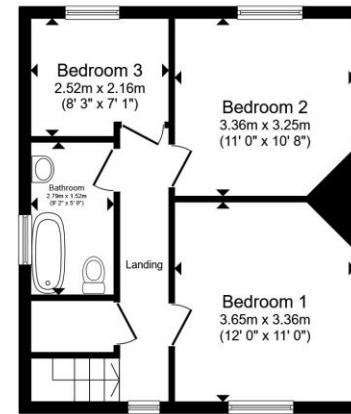
- Semi-Detached House
- Three Bedrooms
- One Reception Room
- Private Rear Garden
- Off Road Parking

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

offers in excess of
£170,000



Ground Floor



First Floor

Total floor area 84.2 m² (907 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:
LSU108821 - 0004

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



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