



**Stafford Gardens, Ellesmere Port CH65 8DB**

## **welcome to**

## **Stafford Gardens, Ellesmere Port**

Jones & Chapman are delighted to bring to the market this two-bedroom end-terraced house, located in a popular residential area of Ellesmere Port. Call our office today to arrange your viewing!



Jones & Chapman are delighted to bring to the market this two-bedroom end-terraced house, located in a popular residential area of Ellesmere Port. Stafford Gardens is ideally positioned close to excellent local amenities in Ellesmere Port town centre, including a wide range of shops, restaurants, well-regarded primary and secondary schools, and convenient public transport links.

The property offers an excellent opportunity for first-time buyers or investors looking to add to their portfolio.

The accommodation comprises a lounge featuring wooden flooring and a double-panel radiator. The kitchen is fitted with a range of wall, base and drawer units, a four-ring induction hob, oven, Worcester boiler, and French doors providing access to the rear garden.

To the first floor, the landing provides access to two bedrooms, both benefiting from fitted carpets and single-panel radiators. The family bathroom comprises a panel bath with an overhead Triton shower, pedestal wash hand basin and WC.

Externally, the property benefits from a private flagged courtyard garden with gated access to the rear.

An internal inspection is highly recommended to fully appreciate the potential this home has to offer.

### **Lounge**

15' 2" x 8' 7" ( 4.62m x 2.62m )

### **Kitchen**

14' 4" x 11' 11" ( 4.37m x 3.63m )

### **Landing**

### **Bedroom One**

15' 7" x 10' 4" ( 4.75m x 3.15m )

### **Bedroom Two**

12' 7" x 8' 5" ( 3.84m x 2.57m )

### **Bathroom**

9' 5" x 6' 8" ( 2.87m x 2.03m )

### **Rear Courtyard Garden**



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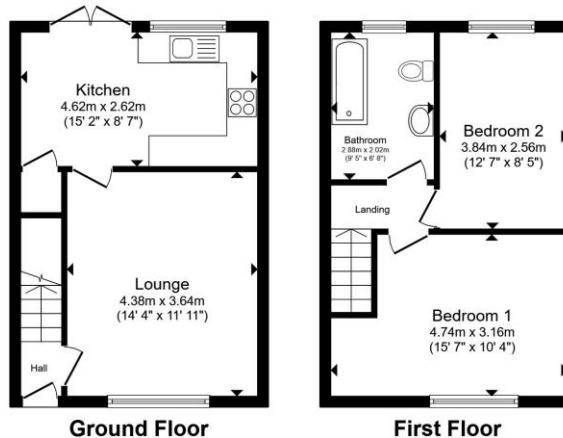
## Stafford Gardens, Ellesmere Port

- End-Terraced House
- Two Bedrooms & Family Bathroom
- Lounge & Kitchen
- Private Rear Garden
- Great For First Time Buyers Or Investors

Tenure: Freehold EPC Rating: D

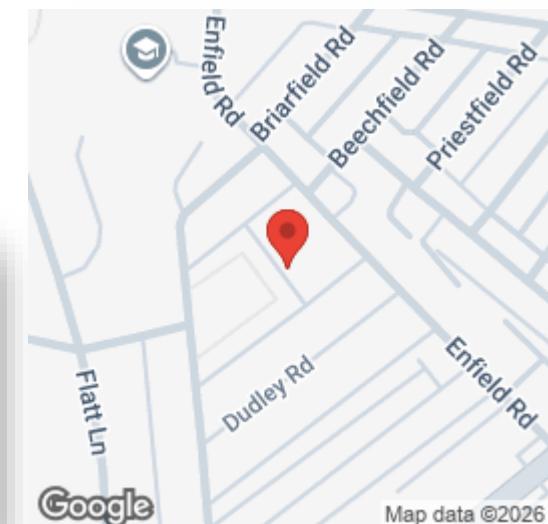
Council Tax Band: A

**£130,000**



Total floor area 65.6 m<sup>2</sup> (706 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 orientations 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](http://www.propertybox.io)

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Property Ref:  
LSU108670 - 0005

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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.

Please note the marker reflects the postcode not the actual property

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