



**Langley Court, Ellesmere Port CH65 9EE**

**welcome to**

**Langley Court, Ellesmere Port**

Jones & Chapman are excited to welcome, with no onward chain, this three-bedroom mid-terraced family home positioned within a popular residential area of Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are excited to welcome, with no onward chain, this three-bedroom mid-terraced family home positioned within a popular residential area of Ellesmere Port. Langley Court is conveniently located close to local shops, transport links and everyday amenities, and lies within the catchment area for well-regarded primary and secondary schools.

This property offers a fantastic opportunity for buyers looking their first home, or growing families alike. The entrance hall leads to the lounge which features a double panel radiator, laminate flooring, and a fireplace. The dining room has laminate flooring and French doors leading to the rear aspect. The kitchen is fitted with a range of white wall, base and drawer units, an induction hob, an oven, a stainless-steel sink and drainer and space for extra appliances.

The wooden staircase leads to the landing which has an airing cupboard housing the Vaillant boiler and access to the loft. There are three bedrooms all benefiting from fitted cupboards, fitted carpet and radiators. The family bathroom comprises a bath with overhead chrome shower, a pedestal wash hand basin and WC.

Externally, the property benefits from a private rear garden with a car port.

An early viewing is advised to avoid missing out on this home!

## Entrance Hall

### Lounge

13' 8" x 12' 9" ( 4.17m x 3.89m )

### Dining Room

10' 11" x 10' 4" ( 3.33m x 3.15m )

### Kitchen

10' 1" x 8' 7" ( 3.07m x 2.62m )

### Landing

### Bedroom One

13' 10" x 12' 6" ( 4.22m x 3.81m )

### Bedroom Two

11' 7" x 10' 1" ( 3.53m x 3.07m )

### Bedroom Three

9' 5" x 7' 3" ( 2.87m x 2.21m )

### Bathroom

7' 9" x 5' 10" ( 2.36m x 1.78m )

### Front Garden

### Rear Garden



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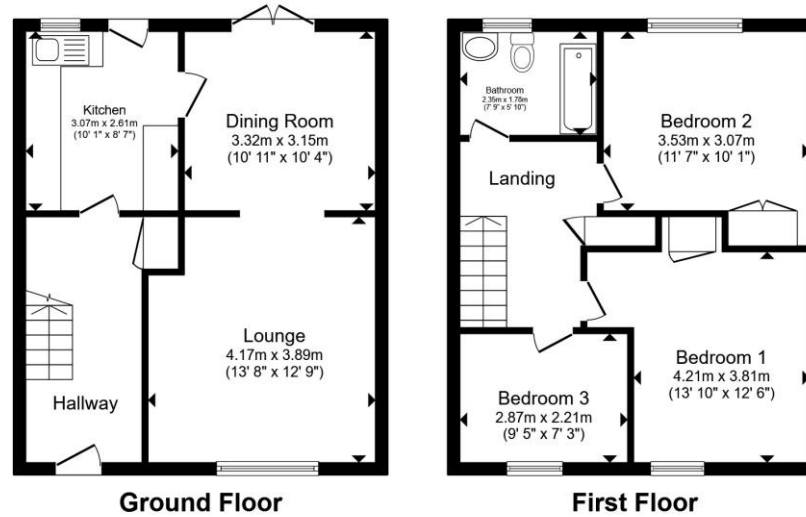
welcome to

## Langley Court, Ellesmere Port

- No Onward Chain
- Mid-Terraced Family Home
- Three Bedrooms & Bathroom
- Lounge, Dining Room & Kitchen
- Car Port At The Rear

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

**£180,000**



Total floor area 88.3 m<sup>2</sup> (950 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:  
LSU108859 - 0004

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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.

jones & chapman



**0151 339 4878**



[LittleSutton@jonesandchapman.co.uk](mailto:LittleSutton@jonesandchapman.co.uk)



349 Chester Road, Little Sutton, LITTLE SUTTON, Cheshire, CH66 3RG



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