



**Harrow Road, Ellesmere Port CH65 5AZ**

*welcome to*

**Harrow Road, Ellesmere Port**

Jones & Chapman are delighted to welcome this three-bedroom end-terraced home, ideally situated within a popular residential area of Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are delighted to welcome this three-bedroom end-terraced home, ideally situated within a popular residential area of Ellesmere Port. Harrow Road is conveniently positioned close to a fantastic range of local amenities and excellent transport links, making it an ideal location for a variety of buyers. Nearby amenities include the parade of shops on Wolverham Road, regular bus services, Ellesmere Port College, and well-regarded local schools. With its convenient location and excellent access to everyday amenities, this property is an ideal choice for growing families.

The entrance porch opens into the hallway, which provides access to the living room, featuring an electric fire with a wooden hearth and surround, laminate flooring, and a door leading into the conservatory. The dining room benefits from a double-panel radiator and laminate flooring. The kitchen is fitted with white gloss wall, base and drawer units, complemented by marble-effect work surfaces, a four-ring gas hob, oven, extractor, and integrated dishwasher. The conservatory features dwarf walls, a glass roof, tiled flooring, and doors leading to the rear garden.

The landing gives access to three double bedrooms, all benefiting from fitted carpets and double-panel radiators. The bathroom comprises a bath with an overhead shower and glass screen, a pedestal wash hand basin, and WC.

Externally, the property offers off-road parking to the front, along with a private fully fenced garden to the rear.

## 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 Porch

## Entrance Hall

## Living Room

14' 7" x 11' 9" ( 4.45m x 3.58m )

## Dining Room

13' 1" x 10' 4" ( 3.99m x 3.15m )

## Kitchen

10' 4" x 8' 7" ( 3.15m x 2.62m )

## Conservatory

18' 1" x 8' 3" ( 5.51m x 2.51m )

## Landing

## Bedroom One

15' 11" x 8' 7" ( 4.85m x 2.62m )

## Bedroom Two

11' 1" x 10' 4" ( 3.38m x 3.15m )

## Bedroom Three

10' 10" x 10' 4" ( 3.30m x 3.15m )

## Bathroom

## Front Garden

## Rear Garden



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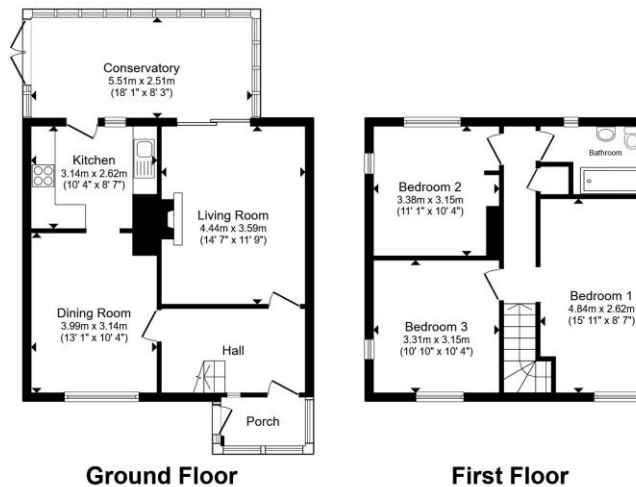


welcome to

## Harrow Road, Ellesmere Port

- End-Terraced Family Home
- Three Double Bedrooms & Family Bathroom
- Lounge & Dining Room
- Kitchen & Conservatory
- Off Road Parking

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



**£180,000**

Total floor area 108.4 m<sup>2</sup> (1,167 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](http://www.propertybox.io)

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Property Ref:  
LSU108914 - 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 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



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Please note the marker reflects the postcode not the actual property