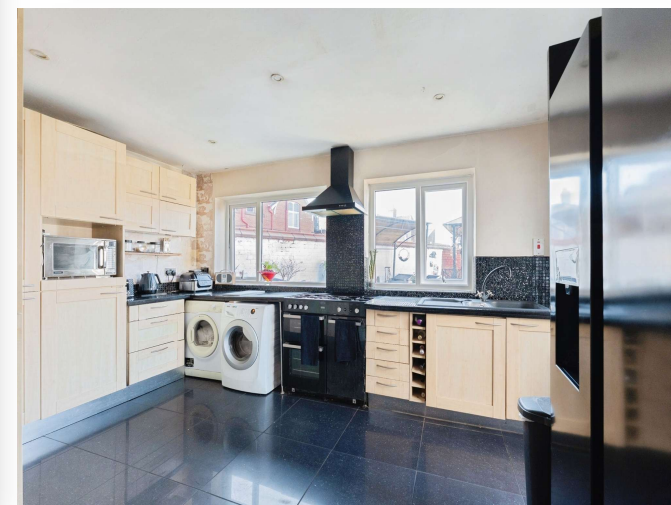
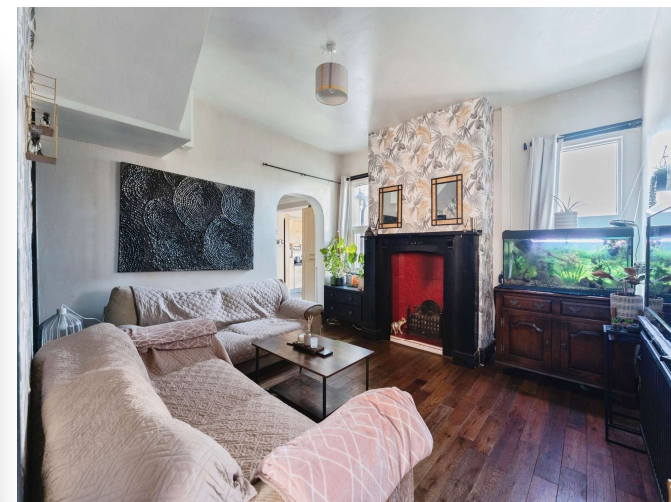




Wesley House King Street, Ellesmere Port CH65 4AZ

welcome to

Wesley House King Street, Ellesmere Port

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



Jones & Chapman are excited to introduce to the market this three-bedroom detached house, situated in a popular residential area of Ellesmere Port. King Street is conveniently located close to local shops, restaurants and other useful amenities located in the town centre as well as great transport links with Ellesmere Port train station close by giving easy access into Liverpool and Chester.

The property provides an excellent opportunity for families, or investors looking to add to their portfolio. The entrance hall leads to the lounge which features a gas fire set in an inglenook with wooden surround, under stairs storage, wooden flooring and a radiator. The dining room has tiled flooring, and a walk-in cupboard used previously as a study. The sitting room could be used as a fourth bedroom. The kitchen is fitted with a range of wooden wall, base and drawer units, a large Belling oven with an extractor above, and a wooden door to the front. A convenient shower room completes the ground floor.

The landing gives access to three bedrooms, all with fitted carpets and double panel radiators. The bathroom comprises a corner bath, a shower cubicle, pedestal wash hand basin and WC.

Externally, the property benefits from a gated front with ample off road parking and access to an old coach house with double doors and a garage attached to the back. The side garden is fully fenced for privacy.

An early viewing is recommended to fully appreciate what this house has to offer.

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' 5" x 11' 8" (3.78m x 3.56m)

Dining Room

13' 4" x 12' 5" (4.06m x 3.78m)

Sitting Room

13' 5" x 8' 1" (4.09m x 2.46m)

Kitchen

15' 3" x 9' 8" (4.65m x 2.95m)

Shower Room

6' 8" x 6' 7" (2.03m x 2.01m)

Landing

Bedroom One

15' 2" x 8' (4.62m x 2.44m)

Bedroom Two

13' 1" x 9' 6" (3.99m x 2.90m)

Bedroom Three

9' 6" x 8' 10" (2.90m x 2.69m)

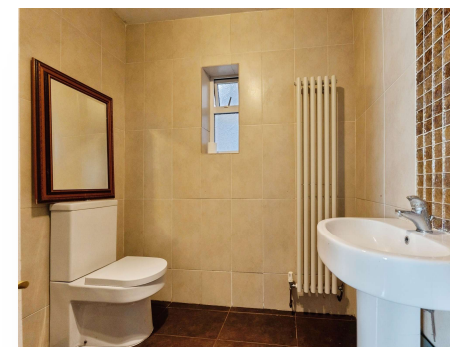
Bathroom

12' 1" x 6' 3" (3.68m x 1.91m)

Front Garden

Side Garden

Coach House/ Garage



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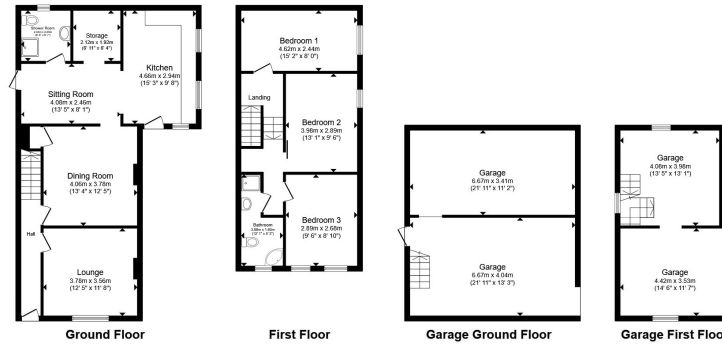
welcome to

Wesley House King Street, Ellesmere Port

- Detached House
- Three/ Four Bedrooms
- Two/ Three Reception Rooms
- Downstairs Shower Room & Family Bathroom
- Gated To Front With Ample Off Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: B



Total floor area 198.8 m² (2,140 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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£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108524 - 0005

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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