



Robinson Road, Ellesmere Port CH65 5FE

welcome to

Robinson Road, Ellesmere Port

Jones & Chapman are excited to introduce to the market this three-storey, three-bedroom semi-detached family home, positioned within 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-storey, three-bedroom semi-detached family home, positioned within a popular residential area of Ellesmere Port. Situated just a short distance from Ellesmere Port town centre, Robinson Road enjoys easy access to a great selection of shops, supermarkets, restaurants, and everyday amenities. The area is well connected by road, rail, and bus services, making travel to Liverpool and Chester easy. Located within the catchment area for highly regarded primary and secondary schools, this property is an ideal choice for growing families.

The lounge has a single panel radiator, laminate flooring, a storage cupboard, and French doors leading to the rear garden. The kitchen is fitted with a range of wall, base and drawer units with complementary butcher's block effect work surfaces, four-ring gas hob, oven, extractor hood, Vaillant boiler and laminate flooring. There is a convenient downstairs toilet with a wash hand basin and WC.

The first-floor landing gives access to two bedrooms both benefiting from laminate flooring and radiators. The second-floor landing gives access to the master bedroom which has laminate flooring, a radiator, fitted wardrobes, and access to the en-suite. The family bathroom comprises a panel bath with overhead shower, a wash hand basin set within a vanity unit and WC.

The property benefits from a private garden to the rear with space for parking, and an additional parking space to the front.

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

15' 9" x 12' 10" (4.80m x 3.91m)

Kitchen

10' 10" x 5' 9" (3.30m x 1.75m)

Downstairs W.C

First Floor Landing

Bedroom Two

12' 11" x 10' 2" (3.94m x 3.10m)

Bedroom Three

12' 10" x 9' 4" (3.91m x 2.84m)

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Second Floor Landing

Bedroom One

13' x 12' 9" (3.96m x 3.89m)

En-Suite

11' 4" x 8' 1" (3.45m x 2.46m)

Front Garden

Rear Garden



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Robinson Road, Ellesmere Port

- Three Storey Semi-Detached House
- Three Bedrooms With En-Suite To the Master
- Lounge & Kitchen
- Family bathroom & Downstairs W.C
- Off Road Parking

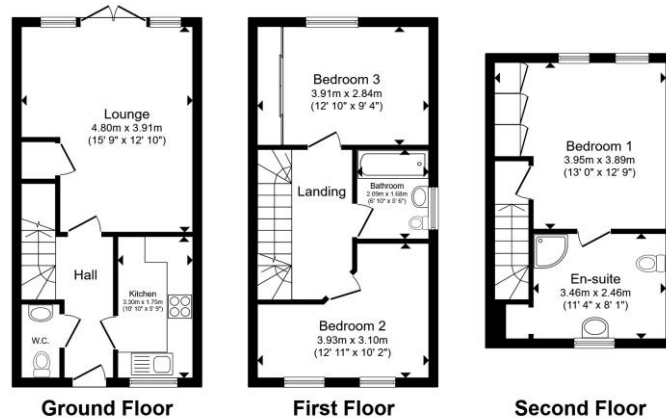
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 140.00

Ground Rent: 190.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of
£200,000



Total floor area 91.4 m² (984 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:
LSU108857 - 0003

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



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



jonesandchapman.co.uk