



Paul Callan Drive, Ellesmere Port CH66 3TJ

welcome to

Paul Callan Drive, Ellesmere Port

Jones & Chapman are delighted to welcome this modern three bedroom detached house to the market. Call us today to arrange your viewing!



Jones & Chapman are delighted to welcome this modern three bedroom detached house to the market. Paul Callan Drive benefits from being close to local shops, schools and other amenities making this property perfect for first time buyers or growing families. Road and rail links are also close by with Overpool train station giving easy access into both Liverpool and Chester.

The property briefly comprises: Entrance hall, downstairs WC, living room, kitchen and utility room to the ground floor. Upstairs there are three bedrooms with the master boasting an en-suite and the family bathroom. Externally there is a private garden to the rear with allocated parking bays to the front.

An internal inspection is advised to take in all this family home has to offer. Call us today to arrange your viewing!

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

Downstairs W.C

Living Room

18' 2" x 10' 2" (5.54m x 3.10m)

Kitchen

8' 7" x 18' 1" (2.62m x 5.51m)

Utility Room

6' 6" x 7' 3" (1.98m x 2.21m)

Bedroom One

10' 4" x 12' (3.15m x 3.66m)

En-Suite

Bedroom Two

12' x 12' 4" (3.66m x 3.76m)

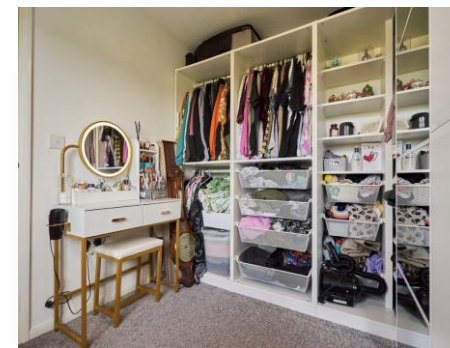
Bedroom Three

9' 1" x 9' (2.77m x 2.74m)

Bathroom

7' 5" x 6' 9" (2.26m x 2.06m)

Rear Garden



view this property online jonesandchapman.co.uk/Property/LSU108877



welcome to

Paul Callan Drive, Ellesmere Port

- Modern Detached Family Home
- Three Bedrooms With En-Suite To The Master
- Kitchen & Utility Room
- Downstairs W.C
- Two Allocated Parking Bays

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 108.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108877 - 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.


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