



Harlech Court, Ellesmere Port CH65 5DY

welcome to

Harlech Court, Ellesmere Port

Jones & Chapman are thrilled to present to the market, with no onward chain, this three-bedroom mid-terraced house located in a popular residential area of Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are thrilled to present to the market, with no onward chain, this three-bedroom mid-terraced house located in a popular residential area of Ellesmere Port. Harlech Court is conveniently situated within walking distance to The Cheshire Oaks designer outlet which offers a wide range of amenities such as shops, restaurants, a cinema and bowling alley.

This property would suit those looking for their first home, or small families wanting to be in the catchment area for well-regarded schools. The entrance hall leads to the lounge which features a fitted carpet and two double panel radiators. The kitchen is fitted with a range of cream wall, base and drawer units, a single oven, four ring induction hob, integrated fridge freezer and a microwave.

The first-floor landing gives access to three bedrooms, all benefiting from fitted cupboards and radiators. The bathroom has a walk-in shower with a glass screen, and a wash hand basin set within a vanity unit. There is a separate WC.

Externally, the property benefits from private gardens to the front and rear.

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

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

22' 5" x 11' 7" (6.83m x 3.53m)

Kitchen

9' 6" x 8' 7" (2.90m x 2.62m)

Landing

Bedroom One

11' 1" x 9' 7" (3.38m x 2.92m)

Bedroom Two

11' 3" x 9' 1" (3.43m x 2.77m)

Bedroom Three

9' x 7' 5" (2.74m x 2.26m)

Bathroom

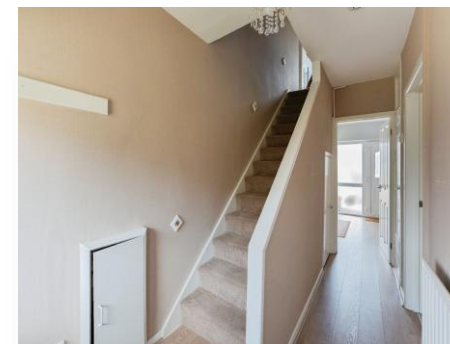
Separate W.C

Front Garden

Rear Garden

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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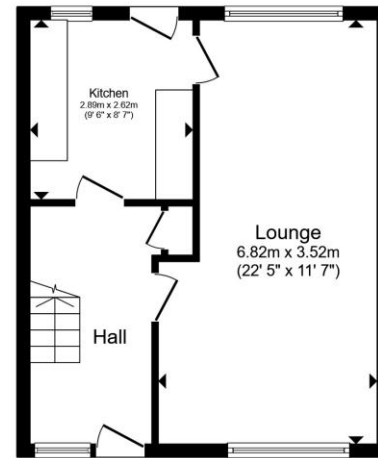
Harlech Court, Ellesmere Port

- NO ONWARD CHAIN
- Three Bedroom Mid-Terraced House
- Lounge & Kitchen
- Family Bathroom With Separate WC
- Private Gardens Front & Rear

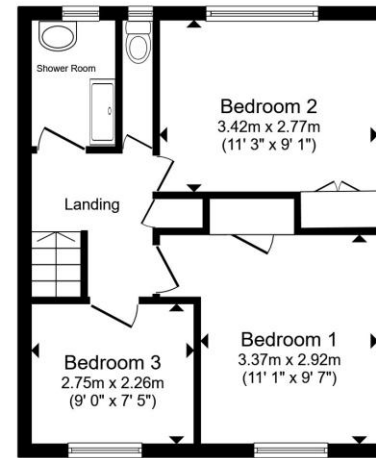
Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in excess of

£160,000



Ground Floor



First Floor

Total floor area 76.1 m² (819 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:
LSU108812 - 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



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



jonesandchapman.co.uk