



Anglesey Close, Ellesmere Port CH65 9JH

welcome to

Anglesey Close, Ellesmere Port

Jones & Chapman are pleased to welcome onto the market this three bedroom link-detached family home nestled in a quiet cul-de-sac in the sought after Stanney Oaks estate. Call our office today to book your viewing!



Jones & Chapman are pleased to welcome onto the market this three bedroom link-detached family home nestled in a quiet cul-de-sac in the sought after Stanney Oaks estate. Anglesey Close is conveniently located close to motorway links as well as local shops, restaurants and other amenities with the Cheshire Oaks Designer Outlet just a short walk away. The property is in also the catchment area for some fantastic and primary and secondary schools.

The property briefly comprises: Entrance hall, downstairs WC, living room and kitchen to the ground floor. Upstairs you will find three bedrooms and the family bathroom. Externally there is a tarmac driveway to the front offering off road parking and a garage, and a private garden to the rear. We are advising an early viewing on this property with an internal viewing essential to avoid missing out!

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Downstairs W.C

Living Room

14' 5" x 15' 7" (4.39m x 4.75m)

Kitchen Diner

14' 5" x 8' 4" (4.39m x 2.54m)

Landing

Bedroom One

13' 4" x 8' 5" (4.06m x 2.57m)

Bedroom Two

8' 5" x 10' 8" (2.57m x 3.25m)

Bedroom Three

5' 8" x 10' 2" (1.73m x 3.10m)

Bathroom

5' 5" x 6' 1" (1.65m x 1.85m)

Front Garden

Rear Garden

Garage



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Anglesey Close, Ellesmere Port

- Link Detached House
- Three Bedrooms & Family Bathroom
- One Reception Room & Kitchen Diner
- Downstairs WC
- Off Road Parking & Garage

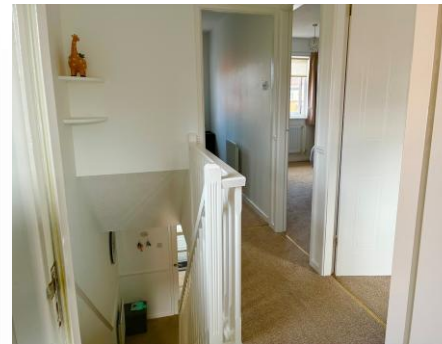
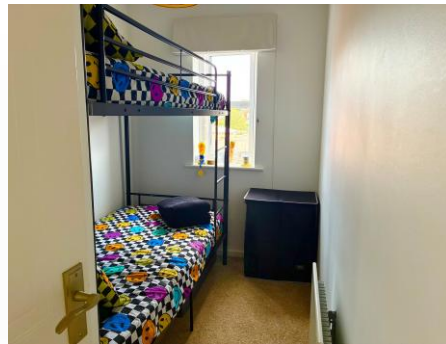
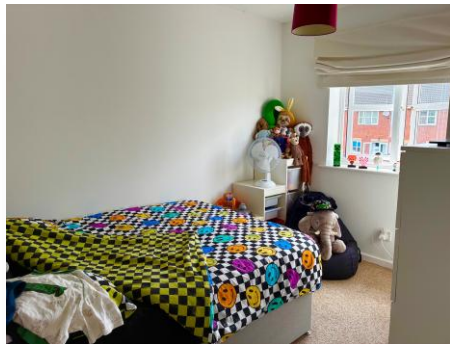
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£260,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108895 - 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 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