



Woodacre Grove, Ellesmere Port CH66 1TD

welcome to

Woodacre Grove, Ellesmere Port

Jones & Chapman are pleased to introduce to the market this three-bedroom mid-terraced house, ideally positioned in a quiet cul-de-sac within the popular residential area of Rivacre. Call us today to arrange your viewing!



Jones & Chapman are pleased to introduce to the market this well maintained and presented three-bedroom mid-terraced house, ideally positioned in a quiet cul-de-sac within the popular residential area of Rivacre. Woodacre Grove itself is ideally situated close to a wide range of local amenities, including shops, restaurants and cafes, highly regarded schools and excellent public transport links including easy access to the M53. The property is also just a short walk from Rivacre Valley Country Park, which provides a lovely setting for walking and enjoying the outdoors.

The entrance hall leads to the lounge featuring laminate flooring, a tall radiator and open plan to the dining room and kitchen. The dining room has wooden flooring, a tall radiator and patio doors opening to the conservatory. The kitchen is fitted with a range of wooden wall, base and drawer units with complementary black work surfaces and a breakfast bar. There's a four-ring gas hob, oven, extractor and integrated fridge freezer. The conservatory is fully insulated and has laminate flooring, radiator, inset spotlights and plumbing for a washing machine.

The first-floor landing gives access to three bedrooms all benefiting from radiators and laminate flooring. The family bathroom comprises a panel bath with an overhead Triton shower, a pedestal wash hand basin and WC.

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

An early viewing is advised 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

Kitchen/Living room

22' 1" x 13' 5" (6.73m x 4.09m)

Conservatory

19' 5" x 10' 8" (5.92m x 3.25m)

Landing

Bedroom One

10' x 9' 7" (3.05m x 2.92m)

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

Bedroom Three

9' 6" x 6' 10" (2.90m x 2.08m)

Bathroom

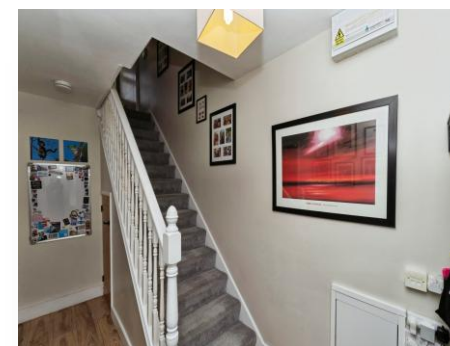
8' x 5' 10" (2.44m x 1.78m)

Front Garden

Rear Garden

Dining Room

Kitchen



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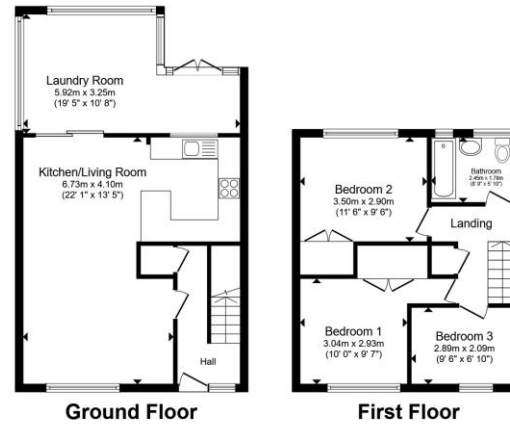


welcome to

Woodacre Grove, Ellesmere Port

- Well Maintained & Presented Mid-Terraced Family Home
- Three Bedrooms & Bathroom
- Two Reception Rooms
- Kitchen & Conservatory
- Cul-De-Sac Location, Close To Rivacre Valley Country Park

Tenure: Freehold EPC Rating: D
Council Tax Band: B



Total floor area 95.8 m² (1,031 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

jones & chapman

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108936 - 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.

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