



St. Kilda Close, Ellesmere Port CH65 9LL

welcome to

St. Kilda Close, Ellesmere Port

We are thrilled to present to the market, with no onward chain, this two-bedroom semi-detached house, nestled in a quiet cul-de-sac on the popular Stanney Oaks estate. Call us today to arrange your viewing!



Jones & Chapman are thrilled to present to the market, with no onward chain, this two-bedroom semi-detached house, nestled in a quiet cul-de-sac on the popular Stanney Oaks estate. St. Kilda Close is conveniently situated just a short drive away from 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, small families, or anyone looking to downsize and wanting to be in the catchment area for well-regarded schools.

The entrance porch leads through to the hall which gives access to the lounge featuring a fireplace with wooden surround, a double panel radiator, wooden flooring and stairs to the first-floor landing. The kitchen is fitted with white wall, base and drawer units with complementary mottled work surfaces, a breakfast bar, a single oven, four ring hob, a free-standing washing machine and fridge freezer and sliding patio doors leading to the conservatory.

The first-floor landing gives access to two bedrooms, both benefiting from fitted carpets and single panel radiators. The first bedroom has an airing cupboard housing the Worcester boiler. The bathroom has a shower cubicle with an overhead Mira shower, a wash hand basin set within a vanity unit, and WC.

Externally, the property benefits from a private garden to the rear whilst to the front there is a driveway offering off road parking.

An early viewing is advised!

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.

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.

Entrance Hall

Lounge

15' 6" x 12' 6" (4.72m x 3.81m)

Kitchen

12' 3" x 9' (3.73m x 2.74m)

Conservatory

11' 9" x 11' 2" (3.58m x 3.40m)

Landing

Bedroom One

12' 6" x 9' 5" (3.81m x 2.87m)

Bedroom Two

12' 6" x 9' (3.81m x 2.74m)

Bathroom

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

Front Garden

Rear Garden



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St. Kilda Close, Ellesmere Port

- NO ONWARD CHAIN
- Semi-Detached House
- Two Bedrooms & Family Bathroom
- One Reception Room
- Kitchen & Conservatory

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

£210,000



Total floor area 70.6 m² (759 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:
LSU104952 - 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.

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