



**Wesley House King Street, Ellesmere Port CH65 4AZ**

*welcome to*

**Wesley House King Street, Ellesmere Port**

Jones & Chapman are excited to introduce to the market this three-bedroom detached house, situated in a popular residential area of Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are excited to introduce to the market this three-bedroom detached house, situated in a popular residential area of Ellesmere Port. King Street is conveniently located close to local shops, restaurants and other useful amenities located in the town centre as well as great transport links with Ellesmere Port train station close by giving easy access into Liverpool and Chester.

The property provides an excellent opportunity for families, or investors looking to add to their portfolio. The entrance hall leads to the lounge which features a gas fire set in an inglenook with wooden surround, under stairs storage, wooden flooring and a radiator. The dining room has tiled flooring, and a walk-in cupboard used previously as a study. The sitting room could be used as a fourth bedroom. The kitchen is fitted with a range of wooden wall, base and drawer units, a large Belling oven with an extractor above, and a wooden door to the front. A convenient shower room completes the ground floor.

The landing gives access to three bedrooms, all with fitted carpets and double panel radiators. The bathroom comprises a corner bath, a shower cubicle, pedestal wash hand basin and WC.

Externally, the property benefits from a gated front with ample off road parking and access to an old coach house with double doors and a garage attached to the back. The side garden is fully fenced for privacy.

An early viewing is recommended to fully appreciate what this house has to offer.

### **Entrance Hall**

### **Lounge**

12' 5" x 11' 8" ( 3.78m x 3.56m )

### **Dining Room**

13' 4" x 12' 5" ( 4.06m x 3.78m )

### **Sitting Room**

13' 5" x 8' 1" ( 4.09m x 2.46m )

### **Kitchen**

15' 3" x 9' 8" ( 4.65m x 2.95m )

### **Shower Room**

6' 8" x 6' 7" ( 2.03m x 2.01m )

### **Landing**

### **Bedroom One**

15' 2" x 8' ( 4.62m x 2.44m )

### **Bedroom Two**

13' 1" x 9' 6" ( 3.99m x 2.90m )

### **Bedroom Three**

9' 6" x 8' 10" ( 2.90m x 2.69m )

### **Bathroom**

12' 1" x 6' 3" ( 3.68m x 1.91m )

### **Front Garden**

### **Side Garden**

### **Coach House/ Garage**



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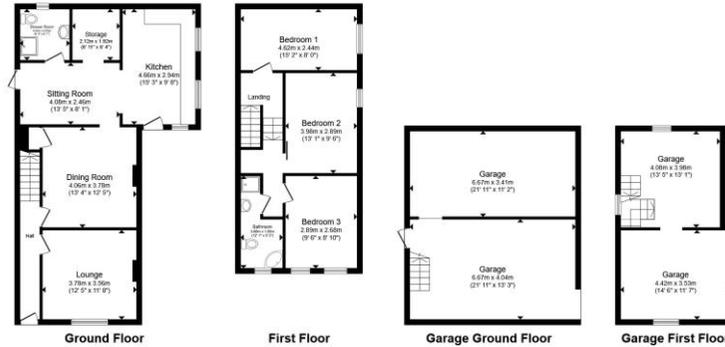


welcome to

## Wesley House King Street, Ellesmere Port

- Detached House
- Three/ Four Bedrooms
- Two/ Three Reception Rooms
- Downstairs Shower Room & Family Bathroom
- Gated To Front With Ample Off Road Parking

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



£250,000

Total floor area 198.8 m<sup>2</sup> (2,140 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:  
LSU108524 - 0003

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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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