

Town & Country

Estate & Letting Agents

Mull Close, Ellesmere Port

£345,000



This well-presented four-bedroom detached home is nestled in a peaceful, modern cul-de-sac offering excellent access to Cheshire Oaks, Chester, and key transport links. This property benefits from gas central heating and UPVC double glazing and features a living room, dining room, bright conservatory, shaker-style kitchen, breakfast room, utility room, en-suite to the principal bedroom. With front and rear gardens, off-road parking and garage viewing is advised to appreciate this modern, commodious home.

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DESCRIPTION

Tucked away within a quiet cul-de-sac in a modern development, this well-presented four-bedroom detached family home offers convenient access to Cheshire Oaks, Chester city centre, local motorway networks, and a wide range of everyday amenities and facilities. The property benefits from UPVC double glazing and gas central heating throughout. The accommodation comprises an entrance hall with a cloakroom/WC, leading to a spacious living room through glazed double doors. An arched opening connects the living room to the dining room, which in turn features UPVC double doors opening into a bright conservatory. The kitchen is fitted with a range of shaker-style wall, base, and drawer units, and flows openly into the breakfast room, which has French doors leading out to the rear garden. A separate utility room is accessed from the breakfast room. Upstairs, the first-floor landing provides access to the family bathroom and four bedrooms, including the principal bedroom which benefits from en-suite facilities. Externally, the front of the property features lawned and shrubbed gardens, off-road parking, and access to a garage. A side gate leads to the enclosed rear garden, which enjoys a south-east facing aspect. The rear garden includes paved patio areas at both the front and rear, well-maintained lawns, mature shrub borders, and a timber shed—all enclosed by timber fencing for added privacy.



LOCATION

Ellesmere Port is a thriving town in Cheshire, ideally situated on the banks of the Manchester Ship Canal and within easy reach of Chester, Liverpool, and Manchester. With excellent transport links via the M53 motorway and a well-connected rail network, it offers convenient commuting options while retaining a strong sense of community. The area boasts a wide

range of amenities, including popular retail destinations like Cheshire Oaks Designer Outlet, quality schools, and beautiful green spaces such as the nearby Wirral Country Park. Combining urban convenience with natural charm, Ellesmere Port is an attractive location for families and professionals alike.

DIRECTIONS

From our Chester Branch: Start by heading south on Lower Bridge Street toward St Olave Street, then turn right onto Castle Street. At the roundabout, take the second exit onto Nicholas Street (A5268) and continue for 0.7 miles. At the next roundabout, take the first exit onto Upper Northgate Street (A5116), then turn right onto the A5116 and left onto Liverpool Road (A5116). At the following roundabout, take the first exit to stay on Liverpool Road (A5116) for 1.9 miles. Bear slightly left onto Liverpool Road (A41) and continue for 1.2 miles. Turn right onto Whitby Lane (A5032), noting that some parts of this road may be closed at certain times. At the next roundabout, take the third exit onto Strawberry Way East (A5117), then turn left onto Stanney Woods Avenue. Next, turn right onto Lundy Drive, and finally turn left onto Mull Close—your destination will be on the right hand side.



ENTRANCE HALL

19'x6'3"

A leaded double glazed composite door opens to an entrance hall with an inset doormat, woodgrain effect laminate flooring, stairs off with spindle balustrades rising to the first floor accommodation, door off opening to the cloakroom WC and kitchen and glazed double doors opening to the living room.



CLOAKROOM WC

6'3" x 2'4"

Installed with a wood grain cistern housing, a dual flush low level WC with matching vanity unit with wash hand basin and mixer tap with partially tiled walls, an opaque window facing the front elevation and a radiator.



DINING ROOM

12'2" x 9'4"

Having a radiator, a door off opening to the kitchen along with UPVC double glazed doors which opened to the conservatory.



LIVING ROOM

21'2" x 11'3"

Having a bay window facing the front elevation with a radiator, an electric fire with a marble hearth and Adam style surround and an arched throughway leading to the dining room.



CONSERVATORY

12'8" x 11'4"

With a ceramic tile floor, the conservatory is constructed of a low brick wall with UPVC double glaze frame and integrated French doors which open to the rear garden.



KITCHEN

11'8" x 8'

With an attractive shaker style kitchen fitted with a range of wall base and drawer units along with ornamental handles, ample work surface space housing a one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, an induction hob with extractor hood above, a window faces the rear elevation there is a radiator and an open throughway which leads to the breakfast room.



BREAKFAST ROOM

11'8" x 8'

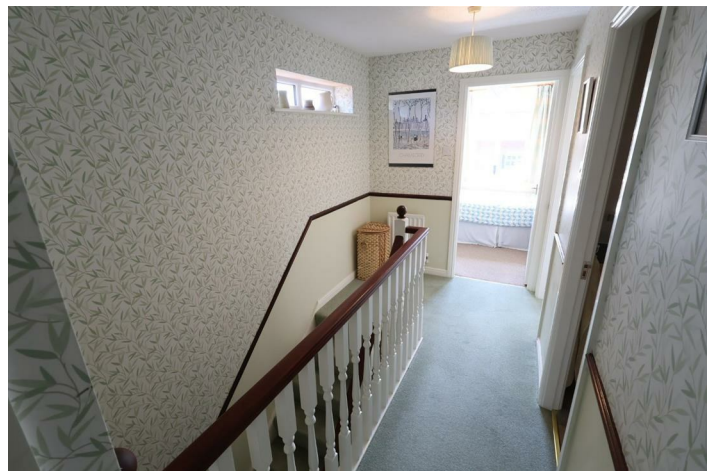
With a radiator, UPVC double glazed French doors opening to the rear garden and the door opening to the utility room.



UTILITY ROOM

10'6" x 7'5"

Having wood grain effect laminate flooring, a radiator, a composite double glazed door opening to the side elevation of the property and fitted with a range of grey wall and base units complimented by stainless steel handles with space and plumbing for a washing machine below and a wall mounted Worcester boiler above.



FIRST FLOOR LANDING

With a continuation of the banister and spindle balustrades from the entrance hall to a first floor landing with access to the loft, a shelved airing cupboard, radiator, a high-level window to the side elevation and doors off opening to the family bathroom and to all four bedrooms.

FAMILY BATHROOM

6'1" x 6'8"

The bathroom is installed with a modern white three-piece suite comprising a woodgrain effect panel bath with mixer tap

and thermostatic shower above along with a woodgrain effect vanity unit housing a dual flush low level WC along with a hand wash basin. The walls are partially tiled with a radiator with an extractor fan set in the ceiling.



PRINCIPAL BEDROOM

12'2" x 9'7"

Featuring a front-facing window with a radiator positioned below, this room is fitted with a range of built-in units along one wall. These include two sets of triple-door wardrobes, a set of drawers, a cabinet, and a luggage cupboard, providing ample storage space. A door leads directly into the en-suite shower room.



ENSUITE SHOWER ROOM

6'8" x 5'4"

The bathroom features a contemporary white three-piece suite, including an oversized corner shower enclosure with a thermostatic shower, a dual flush low-level WC, and a vanity unit housing a wash basin with a mixer tap. With fully tiled

walls, there is a radiator, extractor fan, and opaque side-facing window for privacy.



BEDROOM TWO

10'8" x 9'7"

The rear elevation with radiator below and installed with a double wardrobe with sliding mirror doors along with corner shelving and a set of drawers.



BEDROOM THREE

7'10" x 7'6"

With a window facing the rear elevation along with a radiator.



BEDROOM FOUR

9'2" x 6'6"

Currently utilised as a study with a window facing the front elevation, a radiator and installed with a lightwood grain effect desk, cabinet and shelving.

GARAGE

13x8'3"

Access from the front through and up and over garage door, having power and light and storage above.



EXTERNALLY

At the front of the property, you'll find a neatly maintained lawn with a circular flower bed at its centre, complemented by a shrubbed garden in front of a charming picket fence. Twin off-road parking spaces are conveniently positioned in front of the property and directly in front of the garage. A paved pathway runs to the side, providing gated access to the rear garden. The entrance is sheltered by a canopy porch with a quarry tile floor and features an outside courtesy light beside the main door. To

the rear of the property you will find a lovely rear garden with a south easterly facing orientation and featuring a paved patio area, lawned and shrubbed gardens a second paved patio area positioned in the far left hand corner, a timber shed, gated access from either side of the property with an outside water supply and enclosed by timber fencing.



SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: Band E

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

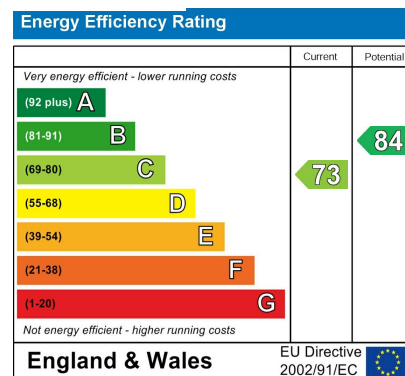
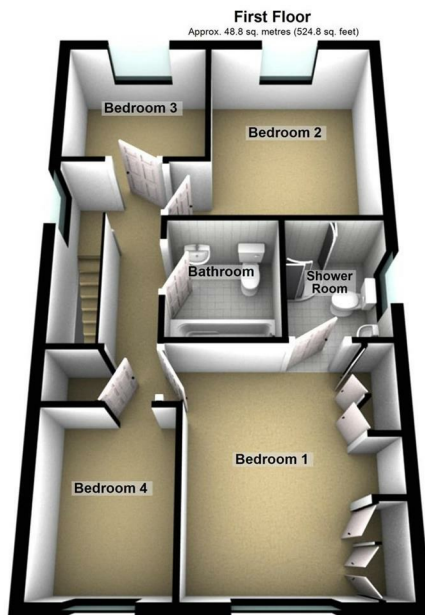
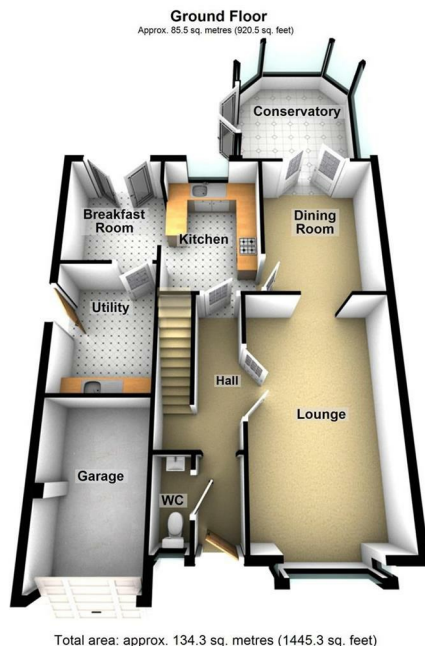
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees,

although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.