

Total area: approx. 132.9 sq. metres (1430.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	77

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16 Lomond Grove
Great Sutton, Ellesmere Port,
CH66 2TS

£300,000

* LINK DETACHED HOUSE * CUL DE SAC POSITION * LARGE AND FLEXIBLE GROUND FLOOR LAYOUT. A well presented four bedroom link-detached house forming part of a small cul-de-sac in Great Sutton. The accommodation briefly comprises: entrance hall, inner hall, large living room with bay window overlooking the front, fitted kitchen with integrated cooking appliances, separate dining room with patio doors to outside, rear hall, play room, study, utility, landing with cupboard housing the boiler, four bedrooms and bathroom. The property benefits from double glazed windows and has gas fired central heating with a Worcester combination boiler. Externally there is a lawned garden at the front with driveway parking and garage store. To the rear there is a lawned garden with large decked seating area and crushed slate being enclosed by wooden fencing. There is no onward chain involved in the sale of this property.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

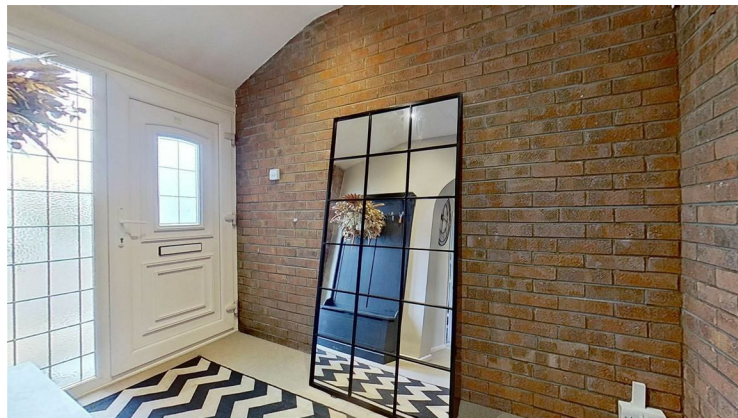


LOCATION

Great Sutton is a charming suburban enclave nestled within the vibrant community of Ellesmere Port, Cheshire. Great Sutton boasts a strong sense of community spirit, with friendly neighbors and local amenities contributing to its welcoming atmosphere. Residents enjoy easy access to a plethora of shops, supermarkets, and boutiques, ensuring that everyday conveniences are always within reach. Additionally, the area is home to a selection of schools catering to children of all ages, providing families with quality educational options close to home. Transportation in and around Great Sutton is both efficient and convenient, with well-connected road networks providing easy access to neighboring towns and cities. The A41 road and the nearby M53 motorway facilitate seamless travel to destinations such as Chester, Liverpool, and beyond, making Great Sutton an ideal location for commuters and adventurers alike.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALL**

2.95m x 1.60m (9'8" x 5'3")



UPVC double glazed entrance door with double glazed leaded side panel, recessed LED ceiling spotlights, smoke alarm, and feature exposed brickwork. Archway opening to inner hall and door to rear hallway.

INNER HALL

Feature arched recess, coved ceiling, recessed LED ceiling spotlights, double radiator, and staircase to the first floor. Doors to the living room, kitchen, dining room and downstairs WC.

DOWNSTAIRS WC

2.08m x 0.86m (6'10" x 2'10")

Comprising: low level WC and wall mounted wash hand basin with tiled splashback. Ceiling light point, extractor, and built-in understairs storage cupboard.

LIVING ROOM

5.51m x 3.33m (18'1" x 10'11")



UPVC double glazed bay window overlooking the front with leaded glass and display windowsill, UPVC double glazed leaded window overlooking the front, radiator with radiator cover, coved ceiling, two ceiling light points, and two wall light points.

OUTSIDE REAR



To the rear there is a lawned garden with large decked seating area and crushed slate borders being enclosed by wooden panelled fencing. Timber built garden shed.

DIRECTIONS

From Chester city centre proceed along St Martins Way to the Fountains roundabout and take the first exit onto the Parkgate Road. Keep in the right hand lane and follow the road around onto the Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight across onto a stretch of dual carriageway and at the main junction with the A41 turn left towards Ellesmere Port. Follow the A41 for some distance and at the next large roundabout proceed straight across. Follow the Chester Road (A5032) passing the Grove Sports and Social Club and the Whitby Sports and Social Club. Continue straight across at the first set of traffic lights by the Woodland Bar and Grill and at the second set of traffic lights turn left into Overpool Road passing the Whitby High School on the left hand side. Then take the fourth turning right into Lomond Grove and the property will then be found towards the top of the cul de sac on the right hand side.

TENURE

* Tenure - believed to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENT'S NOTES

- * The Bosch Worcester boiler was fitted 2013 and has been serviced annually by British Gas.
- * Virgin media cable and BT phone line.
- * An electrical installation condition report was carried out on 13 January 2022.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

PS/PMW



DINING ROOM

2.87m x 2.84m (9'5" x 9'4")



Double glazed sliding patio doors to the rear garden, coved ceiling, ceiling light point, and radiator.

KITCHEN



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminate worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Fitted four-ring Baumatic touch control electric hob with tiled splashback and chimney style extractor above, built in Hotpoint electric double oven and grill, integrated fridge and dishwasher, coved ceiling, ceiling light point, tiled floor, UPVC double glazed window overlooking the rear garden, and UPVC double glazed door to outside.

REAR HALLWAY

4.22m max x 1.83m max (13'10" max x 6' max)

Wall cupboard housing the gas meter, electric meter and electrical consumer board, two ceiling light points, smoke alarm, UPVC double glazed door to outside. Doors to the utility, play room and study.

STUDY

2.79m x 2.49m (9'2" x 8'2")



Double glazed window to side, ceiling light point, and single radiator.

PLAY ROOM

3.38m x 2.72m (11'1" x 8'11")



Double glazed window overlooking the rear garden, ceiling light point, and double radiator.

UTILITY

1.22m x 1.07m (4' x 3'6")

Ceiling light point, plumbing and space for washing machine, vinyl floor covering, and UPVC double glazed window with obscured glass.

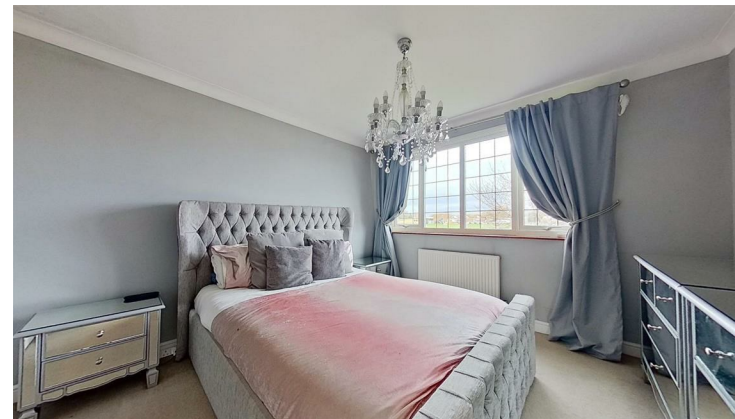
FIRST FLOOR LANDING

UPVC double glazed window to side, smoke alarm, ceiling

light point, access to loft space, and built-in cupboard housing a Worcester Greenstar 38CDI Classic combination condensing gas fired central heating boiler. Doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.

BEDROOM ONE

3.33m x 3.30m (10'11" x 10'10")



UPVC double glazed leaded window overlooking the front, coved ceiling, ceiling light point, and single radiator.

BEDROOM TWO

2.90m x 2.84m (9'6" x 9'4")



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, and single radiator with thermostat.

BEDROOM THREE

2.90m x 2.67m (9'6" x 8'9")



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, single radiator with thermostat, and laminate wood strip flooring.

BEDROOM FOUR

3.33m x 2.18m max (10'11" x 7'2" max)



UPVC double glazed leaded window overlooking the front, coved ceiling, ceiling light point, and single radiator with thermostat.

BATHROOM

1.85m x 1.70m (6'1" x 5'7")



Modern white suite with chrome style fittings comprising: panelled bath with wall mounted mixer shower over; pedestal wash hand basin with mixer tap; and low level WC. Fully tiled walls, fitted wall mirror with light point, chrome ladder style towel radiator, extractor, electric shaver point, recessed LED ceiling spotlights, tiled floor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front of the property there is a neatly laid lawned garden with barked border, shrubs and mature trees. A double width driveway leads to a garage store. External power points and outside light.

GARAGE STORE

3.07m x 2.92m (10'1" x 9'7")

With an up and over garage door.