



Sutton Hall Drive, Little Sutton Ellesmere Port CH66 4UQ

welcome to

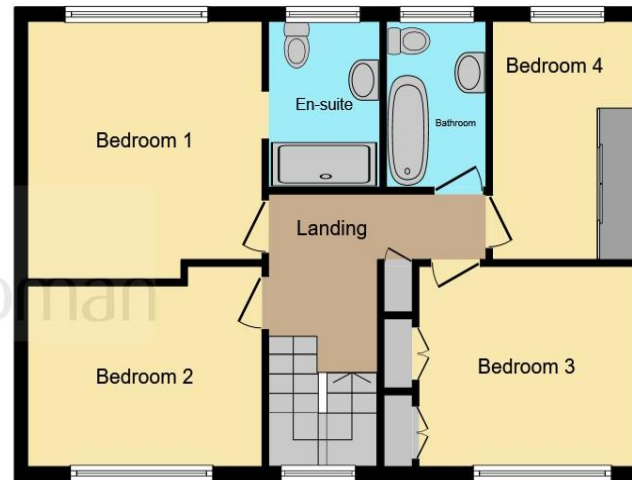
Sutton Hall Drive, Little Sutton Ellesmere Port

* SUBSTANTIAL DETACHED HOUSE * HIGHLY SOUGHT AFTER AREA. An attractive four bedroom detached house located along a desirable road in the ever popular suburb of Little Sutton.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

20' 9" x 12' 5" (6.32m x 3.78m)

Study

9' 1" x 8' 1" max (2.77m x 2.46m max)

Snug

9' 7" x 8' 4" (2.92m x 2.54m)

Kitchen/Diner

20' 4" x 15' max (6.20m x 4.57m max)

Utility Room

8' 6" x 6' 1" (2.59m x 1.85m)

Conservatory

11' x 8' 6" max (3.35m x 2.59m max)

Landing

Bedroom One

12' 6" x 12' 4" (3.81m x 3.76m)

En Suite

Bedroom Two

8' 11" x 11' 4" max (2.72m x 3.45m max)

Bedroom Three

12' 4" x 9' 1" max (3.76m x 2.77m max)

Bedroom Four

11' 3" x 7' 10" max (3.43m x 2.39m max)

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.focalagent.com

welcome to

Sutton Hall Drive, Little Sutton Ellesmere Port

- Council Tax Band F
- Substantial Detached House
- Ideal Family Home
- Beautiful Private Rear Garden
- Outstanding Large Kitchen Diner

Tenure: Freehold EPC Rating: C

£570,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU107995



Property Ref:
LSU107995 - 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.

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