



**Oliver Lane, Great Sutton Ellesmere Port CH66 3NR**

**welcome to**

**Oliver Lane, Great Sutton Ellesmere Port**

This very well presented, three bedroom family home has recently been renovated to a high standard. Call our office today to arrange your viewing.



### Entrance Hall

Upon entering the property you will find laminate flooring, a cupboard housing the consumer/electric meter and an additional cloak cupboard housing the gas meter with extra storage space.

### Lounge/ Dining Room

20' 7" x 12' 2" ( 6.27m x 3.71m )

The lounge/dining room has a UPVC double glazed window to the front aspect and double UPVC French doors to the rear aspect, there is an electric fire with a wooden surround, laminate flooring and a double panel radiator. Opening to the kitchen.

### Kitchen

8' 9" x 16' 9" ( 2.67m x 5.11m )

The kitchen has a UPVC double glazed door and window to the rear aspect and an additional double glazed window to the side aspect, a range of white gloss wall, base and drawer units with complementary butchers block effect work surfaces, an electric single oven, a four ring hot point hob and a one and a half ceramic sink and drainer. There is a double panel radiator with inset spotlights in the ceiling and additional under stairs storage.

### Landing

Access to the first floor landing via a carpet and laminate staircase. Here you will find the loft hatch and an airing cupboard housing the Navien boiler.

### Bedroom One

12' 3" x 11' 2" ( 3.73m x 3.40m )

The master bedroom has a UPVC double glazed window to the front aspect, a single panel radiator and laminate flooring with complementary white decor.

### Bedroom Two

13' 2" x 9' 4" ( 4.01m x 2.84m )

The second bedroom has a UPVC double glazed window to the rear aspect, a single panel radiator and laminate flooring with complementary white decor.

### Bedroom Three

12' x 9' 2" ( 3.66m x 2.79m )

The third bedroom has a UPVC double glazed window to the front aspect, a single panel radiator and laminate flooring with complementary white decor.

### Bathroom

8' 3" x 5' 4" ( 2.51m x 1.63m )

The bathroom has a UPVC double glazed window to the rear aspect, a panel bath with chrome taps, shower head and a glass shower screen, a wall mounted wash hand basin finished in white gloss set within a vanity unit and a low level push flush WC. The walls are partially tiled and tiled flooring, a ladder style radiator and white decor.

### Front Garden

The front garden has a raised lawn area with mature trees and shrubs and a flagged driveway.

### Rear Garden

The rear garden is fully fenced for privacy with a flagged patio and raised area with trees. There is an additional raised area with a wooden shed and gated access to the front of the property.



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## **Oliver Lane, Great Sutton Ellesmere Port**

- Council Tax Band B
- Three Bedrooms
- End Of Terrace
- Open Plan Downstairs
- Off Road Parking

Tenure: Freehold EPC Rating: D

**£180,000**



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



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Property Ref:  
LSU108076 - 0016

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