



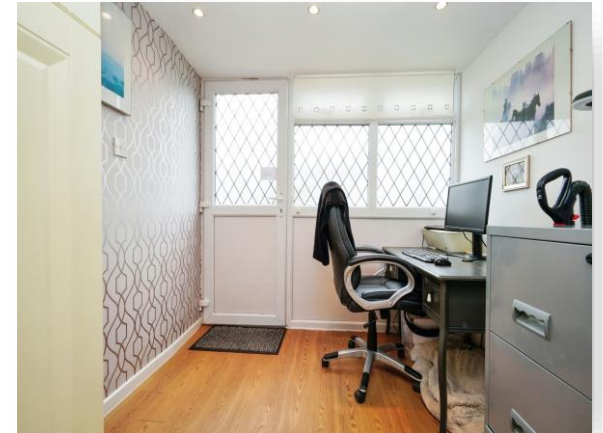
**Overpool Road, Great Sutton Ellesmere Port CH66 2TR**



**welcome to**

## **Overpool Road, Great Sutton Ellesmere Port**

A stunning family home and a welcome addition to our listings. This detached family home is perfect for those looking to up size. Viewing is highly recommended.



### Entrance Porch

UPVC double glazed entrance door into the porch, tiled flooring that flows through to the entrance hall, gas central heating radiator, glazed inner door.

### Living Room

13' 2" x 11' 3" ( 4.01m x 3.43m )

UPVC double glazed window to the front aspect, coved ceiling, laminate flooring, glazed door into the dining room.

### Dining Room

10' 2" x 14' 5" ( 3.10m x 4.39m )

UPVC double glazed sliding door to the rear, UPVC double glazed window also to the rear, gas central heating radiator, laminate flooring.

### Kitchen

15' 5" x 7' 11" ( 4.70m x 2.41m )

UPVC double glazed window to the side aspect, matching range of wall and base units finished in cream and fitted with complementary wood effect work surfaces and tiled splash backs, one and a half bowl sink and drainer with a mixer tap, electric hob with an extractor above and a double oven to the side, tiled flooring, space for a fridge freezer, plumbing and space for a washing machine and dishwasher, double opening doors into the sun room.

### Sun Room

10' 3" x 8' 1" ( 3.12m x 2.46m )

Double glazed window to the side and sliding double glazed patio doors to the rear, tiled flooring, gas central heating radiator.

### Home Office/Bedroom Four

16' 11" x 7' 7" max ( 5.16m x 2.31m max )

UPVC double glazed window to the front aspect, fitted sliding wardrobes, gas central heating radiator, laminate flooring, recessed spotlights in the ceiling.

### En-Suite

Fully tiled walls and tiled flooring stainless steel ladder style radiator, shower enclosure with mains

operated shower, close coupled WC and a wash hand basin.

### Landing

Stairs to the first floor landing, UPVC double glazed window to the side aspect, doors into the bedrooms and family bathroom.

### Bedroom One

14' x 8' 3" ( 4.27m x 2.51m )

UPVC double glazed window to the front aspect, gas central heating radiator, coved ceiling, laminate flooring, fitted sliding wardrobes.

### Bedroom Two

9' 7" x 8' 2" ( 2.92m x 2.49m )

UPVC double glazed window to the rear aspect, gas central heating radiator, coved ceiling, laminate flooring, fitted sliding wardrobes.

### Bedroom Three

7' 5" x 5' 10" ( 2.26m x 1.78m )

UPVC double glazed window to the front aspect, gas central heating radiator, coved ceiling, laminate flooring, built in cupboard housing the boiler.

### Bathroom

Stylish family bathroom with fully tiled walls and non slip tiled effect flooring, bath with twin head shower over and screen, wash hand basin set within a vanity unit, push flush WC, stainless steel ladder radiator, UPVC double glazed window to the rear.

### Front Garden

Driveway with a block paved area next to this allowing for a second parking space if required.

### Rear Garden

Laid with artificial grass for ease of maintenance, border to the rear laid with stone chipping's, external power and an external tap.



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## Overpool Road, Great Sutton Ellesmere Port

- Council Tax Band C
- Detached House
- Three/Four Bedrooms
- Off Road Parking
- Sought After Location

Tenure: Freehold EPC Rating: C

# £260,000



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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