



**Bridge Meadow, Great Sutton Ellesmere Port CH66 2LE**

**welcome to**

## **Bridge Meadow, Great Sutton Ellesmere Port**

A spacious and well planned three bedroom family home that is well placed for respected local schooling at both primary and senior levels and excellent transport links.

### **Entrance Hall**

UPVC double glazed door into the entrance hall, double glazed window to the side aspect, has central heating radiator, laminate flooring.

### **Living Room**

10' 11" x 13' 6" ( 3.33m x 4.11m )  
UPVC double glazed window to the front aspect, gas central heating radiator three wall light points, laminate flooring.

### **Dining Room**

11' 7" x 10' 3" ( 3.53m x 3.12m )  
Laminate flooring, gas central heating radiator, wall light point, sliding door into the conservatory.

### **Conservatory**

10' x 9' 11" ( 3.05m x 3.02m )  
Tiled flooring, wall light point.

### **Kitchen**

11' 7" x 10' 8" ( 3.53m x 3.25m )  
UPVC double glazed window to the rear aspect, range of wall and base units with complementary work surfaces, stainless steel single bowl sink with drainer and a mixer tap, cooker point, housing for a fridge freezer, plumbing and housing for a dishwasher, partially tiled walls, wall mounted Worcester boiler.

### **Landing**

Stairs to the first floor landing, UPVC double glazed window to the side aspect.

### **Bedroom One**

11' x 13' 5" ( 3.35m x 4.09m )  
UPVC double glazed window to the front aspect, gas central heating radiator.

### **Bedroom Two**

11' 8" x 10' 4" ( 3.56m x 3.15m )  
UPVC double glazed window to the rear aspect, gas central heating radiator.

### **Bedroom Three**

11' x 7' 6" ( 3.35m x 2.29m )  
UPVC double glazed window to the front aspect, gas central heating radiator.

### **Shower Room**

UPVC double glazed window to the rear aspect, bath with overhead shower, wash hand basin, tiled walls.

### **W.C**

UPVC double glazed window to the rear aspect, close coupled WC.

### **Front Garden**

Driveway with off road parking.

### **Rear Garden**

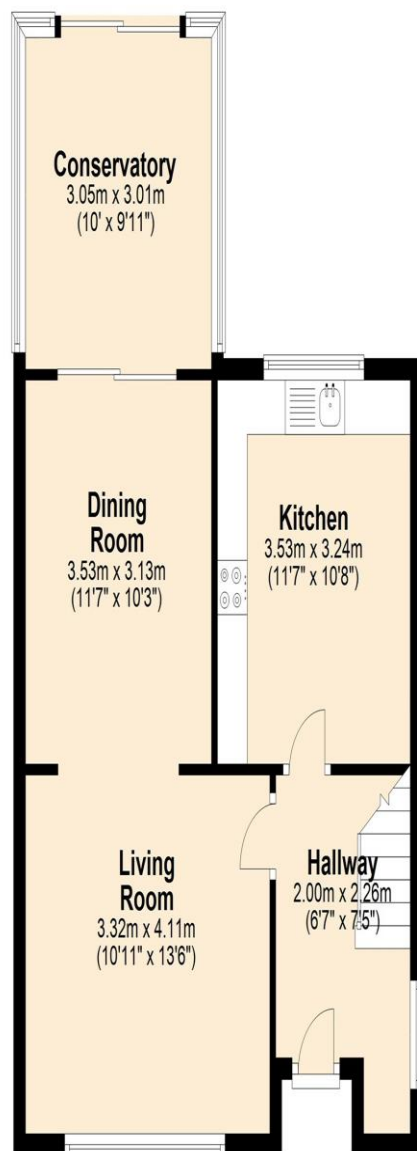
Low maintenance garden with established planting, mainly laid with stone chipping's with two patio areas.

### **Garage**

Light and power, UPVC double glazed window to the side and a door leading to the garden.

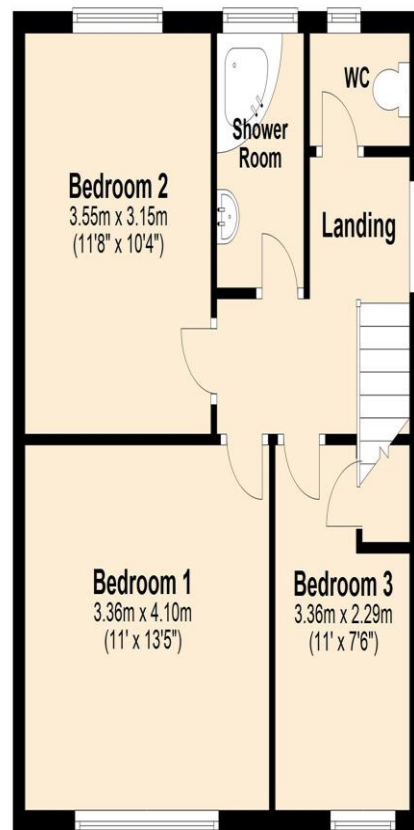
## Ground Floor

Approx. 52.5 sq. metres (565.0 sq. feet)



## First Floor

Approx. 45.9 sq. metres (494.6 sq. feet)



Total area: approx. 98.4 sq. metres (1059.6 sq. feet)



**welcome to**  
**Bridge Meadow,**  
**Great Sutton Ellesmere Port**

- Council Tax Band C
- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory

Tenure: Freehold EPC Rating: B

offers over  
**£190,000**



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Property Ref:  
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jones & chapman



**0151 339 4878**



[LittleSutton@jonesandchapman.co.uk](mailto:LittleSutton@jonesandchapman.co.uk)



349 Chester Road, Little Sutton, LITTLE  
SUTTON, Cheshire, CH66 3RG



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)