



**Archers Way, Great Sutton Ellesmere Port CH66 2RY**



**welcome to**

**Archers Way, Great Sutton Ellesmere Port**

A thoughtfully improved and well planned three bedroom semi-detached property that is set in a popular and convenient location close to local services and amenities. An ideal first time buy.



### Entrance Hall

Through a double glazed composite entrance door leading into the entrance hall with a gas central heating radiator.

### Living Room

13' 7" x 12' 9" ( 4.14m x 3.89m )

The living room has a UPVC double glazed window to the front aspect, a gas central heating radiator and an inset log effect living flame gas fire.

### Refitted Kitchen/Dining Room

10' 5" x 15' 9" ( 3.17m x 4.80m )

The kitchen diner has a UPVC double glazed window to the side aspect and UPVC double glazed double opening doors leading to the rear garden, there is also a further double glazed composite external door leading to the garden, a newly fitted matching range of wall, base and drawer units finished in white, fitted with stainless steel handles and complementary work surfaces, single bowl sink and drainer with a swan neck mixer tap, electric hob with an oven below and an extractor above, integrated dishwasher, fridge freezer and washing machine.

### Landing

Stairs leading to the first floor landing with a UPVC double glazed window to the side allowing in the natural light.

### Bedroom One

15' 1" max x 9' 4" ( 4.60m max x 2.84m )

The first bedroom has a UPVC double glazed window to the front aspect.

### Bedroom Two

9' 3" x 9' 5" ( 2.82m x 2.87m )

The second bedroom has a UPVC double glazed window to the rear aspect, a gas central heating radiator and a built in cupboard for additional storage.

### Bedroom Three

10' 1" x 6' 9" ( 3.07m x 2.06m )

Bedroom three has a UPVC double glazed window to

the front aspect, a gas central heating radiator, and a built in cupboard for additional storage.

### Bathroom

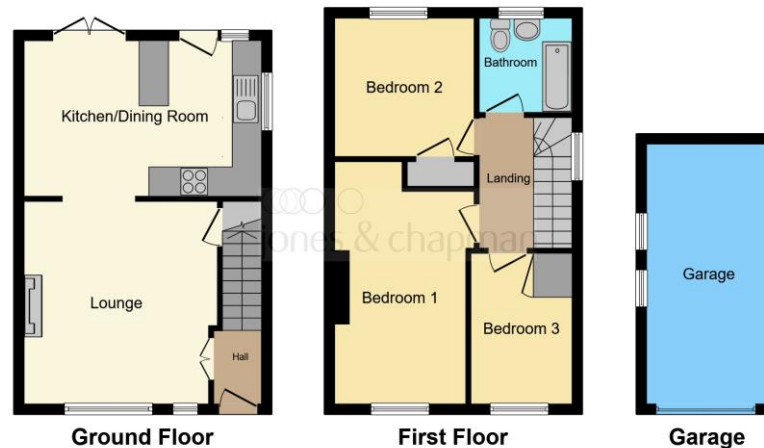
The family bathroom has a UPVC double glazed window to the rear aspect, a three piece suite consisting of a panel bath with a mains operated shower overhead, a wash hand basin set on a two draw unit and a WC, a stainless steel ladder style radiator completes the look.

### Front Garden

The front garden has a block paved driveway with access to the detached garage.

### Rear Garden

The rear garden is mainly laid to lawn with a block paved patio area immediately to the rear of the house with access to the detached garage. The garage has an up and over door and windows to the side.



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](http://www.focalagent.com)



**view this property online** [jonesandchapman.co.uk/Property/LSU108086](http://jonesandchapman.co.uk/Property/LSU108086)



**welcome to**

## **Archers Way, Great Sutton Ellesmere Port**

- Council Tax Band B
- Three Bedrooms
- Semi-Detached House
- Detached Garage
- Off Road Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

# £210,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/LSU108086](https://jonesandchapman.co.uk/Property/LSU108086)



Property Ref:  
LSU108086 - 0008

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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**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)**