



**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

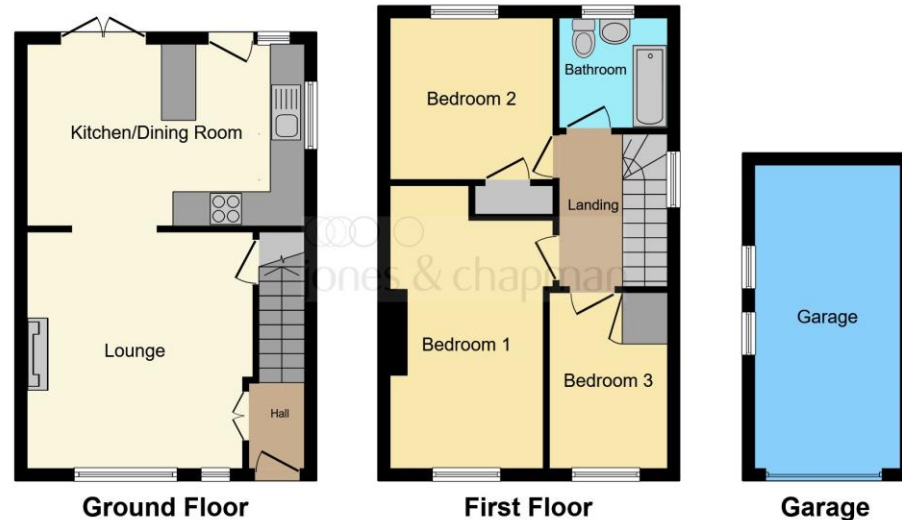
The family bathroom has a UPVC double glazed window to the rear aspect, a three piece suite consisting of a panel bath with a mains operated shower overhead, a wash hand basin set on a two draw unit and a WC, a stainless steel ladder style radiator completes the look.

### 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)



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## **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

# £200,000



Please note the marker reflects the postcode not the actual property

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