



Black Lion Lane, Little Sutton Ellesmere Port CH66 4PF

welcome to

Black Lion Lane, Little Sutton Ellesmere Port

Jones & Chapman are pleased to welcome onto the market this extended three bedroom semi-detached house in the heart of Little Sutton, offering access to local shops, restaurant and transport links. Additionally the property is in a good catchment area for some fantastic primary and secondary schools.



Entrance Hall

Upon entering the property through the front door, you will find a cupboard housing the consumer unit and the electric meter, wooden flooring and an under stairs cupboard great for extra storage.

Lounge

12' x 11' 8" (3.66m x 3.56m)

The lounge has a fitted carpet, wall and ceiling lights and a marble hearth there is an archway leading into the extension.

Dining Room

7' 1" x 7' 8" (2.16m x 2.34m)

The dining room has a sliding door leading to the rear garden, a skylight allowing the natural light to flood in and tiled flooring.

Third Reception Room

11' 3" x 11' 8" (3.43m x 3.56m)

The third reception room has a wooden bay window to the front aspect, a feature gas fire set within a brick hearth, wooden flooring, and a single panel radiator. For storage there is a fitted cupboard at the side of the chimney breast.

Kitchen

17' 7" x 8' 6" (5.36m x 2.59m)

The fitted kitchen has a range of wooden wall, base and drawer units with complementary work tops, a breakfast bar and a stainless-steel sink and drainer. There is space for additional appliances, tiled flooring, and wooden cladding to the ceiling. There is a wooden window to the rear and side and a wooden door to the rear as well as a skylight.

Landing

Access to the first-floor landing via the carpeted staircase with a spindle wooden banister. a wooden window to the side aspect allowing natural light in, the loft hatch and a large airing cupboard for storage.

Bedroom One

10' 7" x 9' 2" to wardrobes (3.23m x 2.79m to wardrobes)

The first bedroom has a wooden window to the front aspect, a fitted carpet with cream decor and a three-door sliding mirrored wardrobe for extra storage.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom two has a wooden window to the rear aspect, a double panel radiator, a fitted carpet with peach decor and a three-door sliding mirrored wardrobe for extra storage.

Bedroom Three

6' x 7' 1" (1.83m x 2.16m)

The third bedroom has a wooden window to the front aspect, a fitted carpet with cream decor and a single panel radiator.

Bathroom

The family bathroom has a wooden window to the rear aspect, a three-piece suite consisting of a panel Jacuzzi bath with an overhead shower attachment, a pedestal wash hand basin and a WC, the bathroom is finished with fully tiled walls.

Front Garden

The front garden has a driveway for off road parking, raised flower beds and a gravel area with hedge and fence borders. There is gated access to the rear garden.

Rear Garden

The rear garden is mainly laid to lawn with a concrete pathway, it is fully fenced for privacy with a feature pergola which the side is under cover, and an outhouse.



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



view this property online jonesandchapman.co.uk/Property/LSU108269



welcome to

Black Lion Lane, Little Sutton Ellesmere Port

- Semi-Detached House
- Three Bedrooms
- Three Reception Rooms
- Off Road Parking
- Extended To The Rear

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

offers in excess of

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU108269



Property Ref:
LSU108269 - 0009

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



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



jonesandchapman.co.uk