



**Mourne Close, Little Sutton Ellesmere Port CH66 4YA**



**welcome to**

**Mourne Close, Little Sutton Ellesmere Port**

This attractive three bedroom home offers fantastic accommodation, with spacious and well proportioned rooms throughout. Top that off with it's great location within the ever sought after area of Ledsham Park and you have the perfect family home. Call us today to arrange your viewing!



## Entrance Hall

Upon entering the property through the front door, you will find a single panel radiator with Karndean flooring, a cloak cupboard, great for storing coats and shoes and an alarm box.

## Downstairs W.C

The downstairs WC has a UPVC double glazed window to the front aspect, a ladder style radiator with tiled flooring and partially tiled walls, a pedestal wash hand basin, and a low-level push flush WC, it is finished with inset spotlights in the ceiling.

## Living Room

17' 5" x 11' 8" ( 5.31m x 3.56m )

The lounge has a UPVC double glazed bay window to the front aspect, two single panel radiators as well as an gas fire inset in the wall. The walls are cream with a complementary beige fitted carpet.

## Dining Room

9' 5" x 9' 7" ( 2.87m x 2.92m )

The dining room has a single panel radiator with grey decor and laminate flooring. There is an archway leading to the conservatory.

## Kitchen

12' 3" x 9' 4" ( 3.73m x 2.84m )

The kitchen has a UPVC double glazed window to the rear aspect and a door to the utility room. There's a range of beech units fitted with complementary grey work surfaces, a double oven, a four-ring electric hob with an extractor above and a stainless steel one and half sink and drainer. The dishwasher and fridge freezer are integrated, and the kitchen is finished with tiled flooring.

## Utility Room

9' 4" x 5' 3" ( 2.84m x 1.60m )

The utility room has a range of matching units with plumbing for a washing machine, a single panel radiator and tiled flooring. There is a door leading into the garage.

## Conservatory

The conservatory has UPVC double glazed windows to all sides with a polycarbonate roof, laminate flooring, and dwarf walls. The rear garden can be accessed via double glazed double opening doors to the side aspect.

## Landing

The first-floor landing can be accessed via a grey carpeted staircase with a spindle banister and dado rail. Here you will find the loft hatch, the loft is insulated and partially boarded with lighting.

## Bedroom One

13' 7" x 11' 6" ( 4.14m x 3.51m )

The master bedroom has a double glazed window to the front aspect with a single panel radiator, a beige fitted carpet and fitted cream wardrobes. There is a door leading into the en-suite.

## En-Suite

The en-suite has a UPVC double glazed window to the side aspect, a shower cubicle, a pedestal wash hand basin and a low-level push flush WC, the floor is tiled, and the walls are partially tiled, there is also a ladder style radiator and inset spotlights.

## Bedroom Two

12' 9" narrowing to 9' 7" x 11' 7" ( 3.89m narrowing to 2.92m x 3.53m )

The second bedroom has a UPVC double glazed window to the rear aspect, with a single panel radiator, beige fitted carpet and fitted black gloss sliding door wardrobes.

## Bedroom Three

7' 7" x 9' 5" ( 2.31m x 2.87m )

The third bedroom has a UPVC double glazed window to the rear aspect with a single panel radiator, fitted wardrobes, beige decor and a beige fitted carpet.

## Bathroom

8' 8" x 7' 6" ( 2.64m x 2.29m )

The family bathroom has a UPVC double glazed window to the front aspect with beige tiled walls and

flooring, a chrome ladder style radiator, an airing cupboard housing the Glowworm boiler and additional storage space. There is a panel bath with a Mira overhead shower attachment and glass screen, a pedestal wash hand basin, and a low-level push flush WC. The bathroom is finished with inset spotlights in the ceiling.

## Front Garden

The front garden has a tarmac driveway with an additional flagged area allowing for off road parking for multiple vehicles, there is also a lawn area with mature hedges and shrubs. The garage can be accessed from here.

## Rear Garden

The rear garden has wall and fenced borders with a flagged patio and lawn area. The garden benefits from mature shrubs and trees and an outdoor tap.

## Garage

The garage has an up and over door and can also be accessed via a door from the utility room.



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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welcome to

## Mourne Close, Little Sutton Ellesmere Port

- Three Bedroom Detached House
- Two Reception Rooms & Downstairs WC
- Kitchen, Utility Room & Conservatory
- Family Bathroom & En-Suite To The Master Bedroom
- Front & Rear Gardens

Tenure: Freehold EPC Rating: C

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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