



**Wings Court Station Road, Little Sutton Ellesmere Port CH66  
1NY**

**welcome to**

**Wings Court Station Road, Little Sutton Ellesmere Port**

Jones & Chapman are pleased to introduce to the market this three bedroom, mid terraced house which is ideally situated within walking distance of local shops, schools and rail links. Call us today to arrange your viewing!





### Inner Hall

You will find doors leading into the lounge and downstairs WC.

### Lounge

14' 3" x 13' 7" ( 4.34m x 4.14m )

The lounge has UPVC double glazed bi-fold doors to the rear aspect fitted with blinds and a double panel radiator, there is a grey fitted carpet with complementary white decor.

### Downstairs W.C

The downstairs toilet has a low-level push flush WC, a pedestal wash hand basin with tiled flooring and a fan.

### Kitchen/Diner

14' 3" x 18' 5" ( 4.34m x 5.61m )

The kitchen/diner has a large UPVC double glazed window to the front aspect fitted with blinds, deal for a small dining table, there is a fitted range of white gloss wall, base and drawer units, a stainless steel sink, electric oven with a four ring gas hob and a cylinder hood. The kitchen is finished with inset spotlights, tiled flooring, a dining area, and a door leading to the inner hall.

### Landing

Access to the first floor landing via a grey carpeted staircase with white decors. On the landing you will find the loft hatch and an airing cupboard housing the Worcester boiler and extra storage space.

### Bedroom One

11' x 11' 8" ( 3.35m x 3.56m )

The master bedroom has a UPVC double glazed window to the rear aspect with a double panel radiator, a grey fitted carpet and complementary white decor. There is a door leading into the en-suite.

### En-Suite

The en-suite has a shower cubicle with a Triton shower, a low-level push flush WC and a pedestal wash hand basin. It is finished with vinyl flooring and

inset spotlights.

### Bedroom Two

12' 1" x 8' 2" ( 3.68m x 2.49m )

The second bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, a grey fitted carpet and white decor.

### Bedroom Three

5' 8" x 8' 2" ( 1.73m x 2.49m )

The third bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, a grey fitted carpet and white decor.

### Bathroom

The bathroom has a panel bath with a glass screen, and chrome shower and taps, a pedestal wash hand basin, and a low-level push flush WC, it is finished with a chrome ladder style radiator, vinyl flooring, inset spotlights and a fan.

### Rear Garden

The rear garden is fully fenced for privacy with a flagged patio and pathway and a lawned area. There is also allocated parking at the back of the property.



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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## Wings Court Station Road, Little Sutton Ellesmere Port

- Well Presented Mid-Terraced House
- Three Bedrooms, En-Suite & Family Bathroom
- Lounge, Kitchen/Dining Area & Downstairs WC
- Private Rear Garden
- Allocated Resident Parking

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

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LSU108302 - 0010

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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.

  
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