



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

**welcome to**

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

Jones & Chapman are excited to welcome onto 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 doors to the rear aspect fitted with blinds, a double panel radiator and laminate flooring.

### 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 ideal for a small dining table, there is a fitted range of white gloss wall, base and drawer units with complementary black mottled work surfaces, a stainless steel sink, electric oven with a four ring gas hob and space for appliances. 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 a spindle banister and white decor. 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, a low-level push flush WC and a pedestal wash hand basin. It is finished with tiled flooring, a fan, white decor, 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)



**view this property online** [jonesandchapman.co.uk/Property/LSU108304](http://jonesandchapman.co.uk/Property/LSU108304)



welcome to

## Wings Court Station Road, Little Sutton Ellesmere Port

- Well Presented Mid-Terraced House
- Three Bedrooms, En-Suite & Family Bathroom
- Lounge, Kitchen & 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

**view this property online** [jonesandchapman.co.uk/Property/LSU108304](https://jonesandchapman.co.uk/Property/LSU108304)



Property Ref:  
LSU108304 - 0011

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)**