



Dolphin Crescent, Great Sutton ELLESMERE PORT CH66 4UG

welcome to

Dolphin Crescent, Great Sutton ELLESMERE PORT

Jones & Chapman are excited to present this three bedroom semi-detached house situated within a popular residential area in Great Sutton. An internal inspection is advised to appreciate all that is on offer. Call us today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door, you will find laminate flooring, a single panel radiator and an under stairs cupboard perfect for extra storage.

Lounge

11' 9" x 16' (3.58m x 4.88m)

The lounge has a UPVC double glazed window to the front aspect with a double panel radiator and laminate flooring, there is a gas fireplace with a stone hearth and surround.

Kitchen/Diner

17' 8" x 10' 4" (5.38m x 3.15m)

The kitchen has a UPVC double glazed window to the rear aspect, a range of fitted dark wood wall base and drawer units with complementary work surfaces and vinyl flooring. There is a one and a half sink and drainer, a double oven with extractor, an integrated dish washer and a cupboard housing the consumer unit. The kitchen opens up to the dining area.

Conservatory

9' 4" x 10' 4" (2.84m x 3.15m)

The conservatory has double glazed window to all sides fitted with blinds, a dwarf wall and vinyl flooring, there is a double glazed double door opening up to the rear garden.

Landing

Access to the first floor landing via a carpeted staircase with a spindle banister, there is a UPVC double glazed window to the side aspect allowing he natural light to flow through, access to the loft via a hatch and an airing cupboard for additional storage.

Bedroom One

10' 4" x 13' 9" (3.15m x 4.19m)

The master bedroom has a UPVC double glazed window to the front aspect fitted with blinds and a radiator, it is finished with a fitted cupboard, a grey fitted carpet and complementary white decor.

Bedroom Two

10' 7" x 10' 3" (3.23m x 3.12m)

The second bedroom has a UPVC double glazed window to the rear aspect fitted with blinds and a single panel radiator, it is finished with a beige fitted carpet and complementary grey decor.

Bedroom Three

7' 2" x 7' 4" (2.18m x 2.24m)

The third bedroom has a UPVC double glazed window to the front aspect fitted with blinds and a single panel radiator, it is finished a beige fitted carpet and complementary white decor.

Bathroom

7' 9" x 7' 6" (2.36m x 2.29m)

The bathroom has a UPVC double glazed window to the rear aspect, a P shaped bath with a Triton overhead shower and glass screen, a wash hand basin finished in white gloss set within a vanity unit and an enclosed low level push flush WC. There is a splash wall, vinyl flooring and a chrome ladder style radiator.

Front Garden

The front garden is laid to lawn with a driveway leading to the garage for off road parking.

Rear Garden

The rear garden is fully fenced for privacy and is mainly laid to lawn with a patio area.

Garage

26' 8" x 10' 3" (8.13m x 3.12m)

Large garage with a door to the rear and a manual door to the front and concrete flooring. The Ideal boiler can also be found in here.



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



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welcome to

Dolphin Crescent, Great Sutton ELLESMERE PORT

- Semi-Detached Family Home
- Three Bedrooms & Family Bathroom
- Lounge, Kitchen/Diner & Conservatory
- Front & Rear Gardens
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: C

offers in the region of

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108247 - 0006

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