



**Dublin Croft, Great Sutton Ellesmere Port CH66 2TD**



**welcome to**

**Dublin Croft, Great Sutton Ellesmere Port**

Jones & Chapman are delighted to welcome to the market this three bedroom semi-detached family home ideally situated within a cul-de-sac location. Call us today to book your viewing!



### Entrance Porch

Upon entering the front door into the porch, you will find two UPVC double glazed windows to the front aspect, tiled flooring and the door leading to the entrance hall.

### Entrance Hall

The entrance hall has a cupboard housing the alarm box, a double panel radiator and double doors leading into the lounge.

### Lounge

13' 2" x 12' 4" ( 4.01m x 3.76m )

The lounge has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, a gas fire set within a marble hearth and a wooden surround, a fitted beige carpet, and an under stairs cupboard which is great for extra storage. The lounge flows through to the dining room.

### Dining Room

11' 6" x 8' ( 3.51m x 2.44m )

The dining room has UPVC French doors to the rear aspect fitted with blinds, and a double panel radiator.

### Kitchen

7' 4" x 11' 4" ( 2.24m x 3.45m )

The kitchen has a UPVC double glazed window to the side and rear aspects, and a recently fitted double glazed single door leading to the rear garden. There is a range of wooden wall, base and drawer units with complementary biege work surfaces, a circular sink with drainer, double oven, a four ring gas hob with an extractor above and tiled flooring. There is extra space for appliances and an integrated fridge freezer.

### Landing

Access to the first floor landing via a carpeted staircase with a wooden spindle banister. There is a UPVC double glazed windows to the rear aspect fitted with blinds, a double panel radiator and the loft hatch with pull down ladders, light and insulation.

### Bedroom One

8' 8" x 13' 1" ( 2.64m x 3.99m )

The master bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a single panel radiator, built in wardrobes and a fitted biege carpet with cream decor.

### Bedroom Two

9' 1" x 9' 2" ( 2.77m x 2.79m )

The second bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a double panel radiator, a built in cupboard, fitted wardrobes, and a fitted green carpet with pink decor.

### Bedroom Three

10' x 6' 5" ( 3.05m x 1.96m )

The third bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, an airing cupboard housing the Worcester boiler, and a fitted green carpet with cream decor.

### Bathroom

6' 2" x 6' 1" ( 1.88m x 1.85m )

The bathroom has a UPVC double glazed window to the rear aspect, a shower cubicle with chrome fittings, a pedestal wash hand basin and a WC. The walls are tiled with complementary vinyl flooring, a double panel radiator and a mirrored vanity unit.

### Front Garden

The front garden has a block paved driveway offering off road parking with a fenced border, there is an additional gravel area and a dwarf wall.

### Rear Garden

The rear garden is mainly flagged for low maintenance with a lawn area and mature trees. There is a wooden shed and an outdoor tap.

### Garage

The garage has an electric door with an additional door at the side from the garden and a concrete floor.



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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## Dublin Croft, Great Sutton Ellesmere Port

- Semi-Detached House
- Three Bedrooms & Family Bathroom
- Two Reception Rooms & Kitchen
- Front & Rear Gardens
- Off Road Parking & Garage

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

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LSU108339 - 0007

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