



**Parklands, Little Sutton Ellesmere Port CH66 3RN**



**welcome to**

**Parklands, Little Sutton Ellesmere Port**

Jones & Chapman are pleased to welcome onto the market this three bedroom end terraced house located in the sought after area of Little Sutton. Call us today to book your viewing!



## Entrance Hall

Upon entering the property through the front door you will find parquet flooring, a double panel radiator, a grey carpeted staircase leading to the first floor landing, and the doors to the living room and kitchen.

## Living Room

17' 7" x 10' 9" ( 5.36m x 3.28m )

The living room has a large UPVC double glazed window to the front aspect, UPVC double glazed French doors to the conservatory, a double panel radiator, parquet flooring with complementary grey decor and coving.

## Kitchen

The kitchen has a UPVC double glazed window to the rear aspect and a UPVC double glazed door. There is a range of cream wooden wall, base and drawer units, a one and a half stainless steel sink and drainer, a single oven with an induction hob and cylinder hood. The walls are partially tiled with vinyl flooring. There is also a cloak cupboard housing the gas and electric meter and consumer unit.

## Conservatory

11' 9" x 10' 4" ( 3.58m x 3.15m )

The conservatory is overlooking the rear garden with a double panel radiator, laminate flooring and a polycarbonate roof.

## Landing

Access to the first floor landing via a grey carpeted staircase and inset spotlights. There are two cupboards, one housing the Worcester boiler, and one for additional storage. The loft hatch can also be found here which is fully boarded with insulation, lighting and sockets.

## Bedroom One

11' 8" x 10' 7" ( 3.56m x 3.23m )

The master bedroom has a UPVC double glazed window to the front aspect, a single panel radiator, a fitted grey carpet with complementary grey decor, coving and space for a wardrobe.

## Bedroom Two

10' 9" x 11' 5" ( 3.28m x 3.48m )

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

## Bedroom Three

7' 9" x 7' 7" ( 2.36m x 2.31m )

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

## Bathroom

7' 8" x 5' 5" ( 2.34m x 1.65m )

The bathroom has a UPVC double glazed window to the rear aspect, a single panel radiator, tiled flooring, half wall wooden panelling and wooden cladding ceiling. There is a panel bath with an overhead shower and a folding glass screen and a pedestal wash hand basin.

## Separate W.C

The separate toilet has a UPVC double glazed window to the rear aspect with a low level WC and laminate flooring.

## Front Garden

To the front there is a side passageway that is shared with the neighbours. It is mainly laid to lawn with mature trees and a picket fence all around. There is the option to park a car at the back.

## Rear Garden

The rear garden is fully fenced for privacy with a lawn area and a block paved patio. There is a garage with a raised decking area behind it, a wooden shed and an outdoor tap.

## Outbuilding

8' 1" x 16' ( 2.46m x 4.88m )

The outbuilding has a concrete base with wooden stable doors and electric sockets.



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/LSU108396](http://jonesandchapman.co.uk/Property/LSU108396)



**welcome to**

## **Parklands, Little Sutton Ellesmere Port**

- End Terraced House
- Three Bedrooms & Family Bathroom
- Living Room, Kitchen & Conservatory
- Front & Rear Gardens
- Great For First Time Buyers

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in the region of

**£190,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/LSU108396](https://jonesandchapman.co.uk/Property/LSU108396)



Property Ref:  
LSU108396 - 0002

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)**