



Melrose Drive, Great Sutton Ellesmere Port CH66 2YH

welcome to

Melrose Drive, Great Sutton Ellesmere Port

Jones & Chapman are excited to introduce to the market, with no onward chain, this beautifully presented two/three bedroom detached bungalow ideally situated within a quiet cul-de-sac. An early viewing is recommended to avoid missing out. Call our office today to arrange yours!



Entrance Hall

Upon entering the property through the front door you will find the L shaped entrance hall with laminate flooring complemented by cream decor, a double panel radiator, the loft hatch with pull down ladders, lighting, sockets, insulation and partially bordered, and an airing cupboard for extra storage space.

Living Room

10' 8" x 18' 3" (3.25m x 5.56m)

The living room has a UPVC double glazed window overlooking the front aspect fitted with blinds, a beige fitted carpet, a gas fire set within a marble hearth and a wooden surround and a double panel radiator. The living room opens to the dining room/bedroom three.

Dining Room/Bedroom Three

9' 3" x 10' 3" (2.82m x 3.12m)

The current dining room was previously a bedroom and can be converted back if needed. There is a UPVC double glazed window overlooking the front aspect fitted with blinds, a fitted beige carpet with complementary cream decor, coving, a double panel radiator, and an archway leading to the living room.

Kitchen

8' x 10' 9" (2.44m x 3.28m)

The kitchen has a UPVC double glazed window overlooking the side aspect and a UPVC double glazed door to the side. There is a range of beech effect wall, base and drawer units with complementary black mottled work surfaces, a four ring hob, single oven and cylinder hood, Worcester boiler, a stainless steel sink and drainer, space for a washing machine and an integrated dishwasher, the kitchen is finished with tiled flooring.

Conservatory

9' 9" x 9' 8" (2.97m x 2.95m)

The conservatory has windows to all sides with a dwarf wall and fitted blinds, a double panel radiator, tiled flooring and a polycarbonate roof.

Bedroom One

11' 2" x 10' 1" (3.40m x 3.07m)

The master bedroom has a UPVC double glazed window overlooking the rear aspect fitted with blinds, a fitted beige carpet with complementary cream decor, a double panel radiator, and 8 door fitted wardrobes.

Bedroom Two

9' 1" x 10' 2" (2.77m x 3.10m)

The second bedroom has UPVC French doors to the conservatory, laminate flooring with complementary cream decor, and a double panel radiator.

Wetroom

6' 6" x 5' 9" (1.98m x 1.75m)

The wetroom has a UPVC double glazed window to the side aspect, a Mira shower, a low level push flush WC and a wall mounted wash hand basin. There is a fitted vanity cupboard, a ladder style radiator, a sliding door and vinyl flooring.

Front Garden

There is a long Tarmac drive to the front offering off road parking with a lawn area, an outdoor tap and gated access to the rear.

Rear Garden

The low maintenance rear garden is fully fenced for privacy with hedge borders, a flagged patio and shale area. There is also side access to the detached garage.

Garage

The garage has an electric door to the front, a UPVC double glazed door to the side, electric sockets and eaves storage.



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

Melrose Drive, Great Sutton Ellesmere Port

- Well Maintained Detached Bungalow
- Two/Three Bedrooms
- Two Reception Rooms & Conservatory
- Front & Rear Gardens
- Off Road Parking To The Front & Detached Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108444 - 0007

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