



**Coventry Avenue, Great Sutton Ellesmere Port CH66 2GL**



**welcome to**

**Coventry Avenue, Great Sutton Ellesmere Port**

Jones & Chapman are delighted to welcome onto the market this beautifully presented three bedroom detached family home, with no onward chain, ideally located in a sought after residential area of Great Sutton. Call our office today to avoid missing out!



## Entrance Hall

Upon entering the property through the front door you will find a UPVC double glazed window to the side aspect and laminate flooring.

## Living Room

15' 4" x 11' 7" ( 4.67m x 3.53m )

The living room features a UPVC double glazed window overlooking the front aspect, laminate flooring, a double panel radiator and an electric wall mounted fire. The living room is open plan to the dining room.

## Dining Room

14' 8" x 8' 9" ( 4.47m x 2.67m )

The dining room has laminate flooring, a radiator, an under stairs storage cupboard and double doors leading into the conservatory.

## Sitting Room

14' 6" x 7' 9" ( 4.42m x 2.36m )

The sitting room features a UPVC double glazed window overlooking the front aspect, a fitted grey carpeted complemented with grey decor, a double panel radiator and sliding cupboards for additional storage.

## Kitchen

11' 3" x 8' 3" ( 3.43m x 2.51m )

The kitchen features a double glazed window to the rear aspect and a door giving access to the rear garden. There is a range of grey wall, base, and drawer units with complementary butchers block effect work surfaces, an integrated oven, four ring hob, extractor and a stainless steel sink with drainer. There is additional space for appliances, a double panel radiator and a Potterton boiler.

## Conservatory

11' 8" x 9' ( 3.56m x 2.74m )

The conservatory features dwarf walls with double glazed windows to all sides and a door leading to the rear garden, laminate flooring and a polycarbonate roof.

## Landing

Access to the first floor landing via a grey carpeted staircase with a spindle bannister, here you will find the loft hatch which is fully boarded with carpet, insulation and lighting. There is an airing cupboard currently being used as a fitted wardrobe and another cupboard offering additional storage.

## Bedroom One

13' 5" x 10' 3" ( 4.09m x 3.12m )

The master bedroom features a double glazed window overlooking the rear aspect, laminate flooring with complementary grey decor, a single panel radiator and a fitted four door wardrobe.

## En-Suite

8' 8" x 3' 2" ( 2.64m x 0.97m )

The en-suite features a double glazed window to the side aspect, a shower cubicle, a low level push flush WC and a pedestal wash hand basin. There is a shaver point and a chrome ladder style radiator.

## Bedroom Two

10' 2" x 11' 5" ( 3.10m x 3.48m )

The second bedroom features a double glazed window overlooking the front aspect, laminate flooring and a single panel radiator.

## Bedroom Three

8' 5" x 7' 3" ( 2.57m x 2.21m )

The third bedroom features a double glazed window overlooking the front aspect, laminate flooring with complementary grey decor and a single panel radiator.

## Bathroom

6' 5" x 6' 4" ( 1.96m x 1.93m )

The family bathroom features a UPVC double glazed window to the rear aspect, tiled flooring, a panel bath with a shower attachment, a pedestal wash hand basin and a WC.

## Front Garden

The front of the property offers off road parking for multiple vehicles and a lawned area with landscaped

pathways.

## Rear Garden

The rear garden is fully fenced for privacy with gated access at the side, a lawned area with flower beds, a decking area and a flagged patio area.



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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## **Coventry Avenue, Great Sutton Ellesmere Port**

- Beautifully Presented Detached Family Home
- Three Bedrooms With The Master Boasting An En-Suite
- Three Reception Rooms & Conservatory
- No Onward Chain
- Double Driveway For Off Road Parking

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

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LSU108274 - 0006

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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.

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