



Harewood Avenue, Little Sutton Ellesmere Port CH66 4SF

welcome to

Harewood Avenue, Little Sutton Ellesmere Port

Jones & Chapman are delighted to bring to the market, with no onward chain, this three bedroom semi-detached family home situated in the popular residential area of Little Sutton. An early viewing is advised, so call us today to arrange yours!



Entrance Hall

Upon entering the property through the front door you will find wooden flooring, a radiator, stairs to the first floor landing and an archway to the dining room.

Downstairs Cloakroom

The downstairs cloakroom has an aluminum window to the front aspect, a corner wash hand basin, WC, fitted carpet and a dado rail.

Living Room

13' 4" x 13' 4" (4.06m x 4.06m)

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

Dining Room

11' 4" x 9' (3.45m x 2.74m)

The dining room has double French doors, a double panel radiator, a dado rail and a fitted beige carpet.

Kitchen

7' 4" x 9' 9" (2.24m x 2.97m)

The kitchen has a UPVC double glazed window overlooking the side aspect, a range of wall, base and drawer units with complementary grey work surfaces, a circular sink and drainer, a double oven, a four ring hob, a Glowworm boiler and space for appliances. There is a fitted carpet and doors in the conservatory.

Conservatory

13' 7" x 9' 3" (4.14m x 2.82m)

The conservatory has windows to all sides with dwarf walls and a door to the rear, There is a polycarbonate roof and floorboards.

Landing

Access to the first floor landing via a beige carpeted staircase with a solid bannister and dado rail. There is a UPVC double glazed window overlooking the side aspect and the loft hatch with ladders, partially

boarded and lighting.

Bedroom One

13' 4" x 9' 9" (4.06m x 2.97m)

The master bedroom has a UPVC double glazed window overlooking the front aspect, a double panel radiator, fitted carpet, and fitted cupboard, wardrobe and overhead storage.

Bedroom Two

10' 7" x 9' 9" (3.23m x 2.97m)

The second bedroom has a UPVC double glazed window overlooking the rear aspect, a double panel radiator, fitted carpet and a cream decor.

Bedroom Three

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

The third bedroom has a UPVC double glazed window overlooking the front aspect, fitted carpet, fitted shelving and sliding mirrored wardrobes.

Bathroom

7' 9" x 6' 5" (2.36m x 1.96m)

The bathroom has a UPVC double glazed window overlooking the rear aspect, a four piece suite consisting of a shower cubicle, corner bath, pedestal wash hand basin and a WC. The walls are fully tiled with a fitted carpet.

Front Garden

The front garden has hedge borders, flower beds with plants and flowers and a block paved driveway to the front and side leading to the garage,

Rear Garden

There is a private garden to the rear with fenced borders and a beautifully maintained landscaped garden, a block paved path and seating area, lawn area, flagged area, greenhouse and a wooden shed. There is also a small pond with mature trees, flowers and shrubs.

Garage

20' 8" x 8' 3" (6.30m x 2.51m)

The garage has a stable door at the front, a single door to the side, windows to the rear and side, workshop and a work bench.



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



view this property online jonesandchapman.co.uk/Property/LSU108442



welcome to

Harewood Avenue, Little Sutton Ellesmere Port

- Semi Detached House
- Three Bedrooms & Family Bathroom
- Two Reception Rooms
- Kitchen, Conservatory & Downstairs WC
- Off Road Parking & Garage

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

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU108442



Property Ref:
LSU108442 - 0004

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



349 Chester Road, Little Sutton, LITTLE
SUTTON, Cheshire, CH66 3RG



jonesandchapman.co.uk