



**Hollydene, Chester Road, Little Sutton Ellesmere Port
CH66 3RD**

welcome to

Chester Road, Little Sutton Ellesmere Port

Jones & Chapman are thrilled to welcome Hollydene onto the market, a three bedroom semi detached character house with lots of history as it was connected to the Manor. A viewing is essential to avoid missing out!



Entrance Hall

Upon entering the property through the front door, you will find a UPVC double glazed window, tiled flooring, the alarm control panel and a cupboard housing the electric meter and consumer unit.

Downstairs Bathroom

10' 4" x 5' 9" (3.15m x 1.75m)

The downstairs cloakroom has a barn door with a UPVC double glazed window to the rear, wooden cladding ceiling with inset spotlights, under stairs storage housing the Ideal boiler, laminate flooring, a panel bath, a pedestal wash hand basin and a low level push flush WC.

Living Room

16' 6" x 12' 7" (5.03m x 3.84m)

The living room benefits from a 9 ft ceiling with a UPVC double glazed bay window overlooking the front aspect fitted with blinds, Parquet flooring, wooden skirting, picture rail, and a gas fireplace with a marble hearth and wooden surround.

Kitchen

10' 3" x 9' 7" (3.12m x 2.92m)

The kitchen has a UPVC double glazed window to the conservatory, wooden wall, base and drawer units with complementary butcher's block effect work surfaces, a stainless steel sink and drainer, five ring gas hob, a single Bosch oven with a cylinder cooker hood, tiled flooring and a door leading into the downstairs bathroom.

Conservatory

10' 8" x 12' 6" (3.25m x 3.81m)

The conservatory has an insulated roof, laminate flooring, a double panel radiator and dwarf walls.

Landing

Access to the first floor landing via a carpeted staircase with spindle wooden banister, from here there is access to the loft which is boarded and has light and insulation.

Bedroom One

14' 6" x 9' 8" (4.42m x 2.95m)

The master bedroom has a UPVC double glazed window overlooking the front aspect fitted with blinds, a double panel radiator, an ornate feature fireplace, and a beige fitted carpet with grey decor.

Bedroom Two

10' 3" x 9' 7" (3.12m x 2.92m)

The second bedroom has two UPVC double glazed windows overlooking the rear aspect fitted with blinds, a double panel radiator, a fitted carpet, and a picture rail.

Bedroom Three

11' x 5' 9" (3.35m x 1.75m)

The third bedroom has a UPVC double glazed window overlooking the front aspect, and a beige fitted carpet with cream decor.

Wet Room

5' 8" x 6' 6" (1.73m x 1.98m)

The wet room has a UPVC double glazed window to the rear aspect, a walk in shower with chrome fittings, a pedestal wash hand basin and a low level push flush WC. the walls are fully tiled with vinyl flooring.

Front Garden

The front garden has metal gates with a large block paved driveway and gravel area. It is fully fenced with mature trees and shrubs.

Rear Garden

The rear garden is fully fenced for privacy with a raised lawn area, patio area, an outdoor tap and gated access to the side.



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

Chester Road, Little Sutton Ellesmere Port

- Semi-Detached Character Home
- Three Bedrooms & Wet Room
- Living Room, Kitchen & Conservatory
- Downstairs Bathroom
- Off Road Parking

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108232 - 0002

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jones & chapman



0151 339 4878



LittleSutton@jonesandchapman.co.uk



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



jonesandchapman.co.uk