



Cholmondeley Road, Great Sutton Ellesmere Port CH65 7BH

welcome to

Cholmondeley Road, Great Sutton Ellesmere Port

Jones & Chapman are proud to present this three bedroom mid-terraced home, ideally located in the highly sought after residential area of Great Sutton. Call us today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door you will find a UPVC double glazed window overlooking the front aspect, wooden flooring, a double panel radiator and the electric meter and consumer unit.

Living Room

20' 8" x 12' 4" (6.30m x 3.76m)

The living room features a UPVC double glazed bay window overlooking the front aspect, UPVC double glazed French doors leading to the rear garden, a wall mounted gas fire, dado rail and laminate flooring.

Dining Room

13' 8" x 9' 4" (4.17m x 2.84m)

The dining room has a double panel radiator, wooden flooring and opens to the kitchen.

Kitchen

11' 7" x 9' 5" (3.53m x 2.87m)

The kitchen features two velux windows, a range of black and white gloss wall, base and drawer units with complementary black speckled work surfaces, a four ring induction hob, an oven with a microwave above, an integrated dishwasher, inset spotlights and wooden flooring.

Utility Room

6' 2" x 6' max (1.88m x 1.83m max)

The utility room has space for appliances with units and the gas meter.

Landing

Access to the first floor via a grey carpeted staircase, the landing has the loft hatch and a mirrored airing cupboard for storage.

Bedroom One

16' 7" x 11' 2" (5.05m x 3.40m)

The master bedroom features a UPVC double glazed window overlooking the front aspect, a double panel radiator, dado rail and wooden flooring. From here there is a door leading into the dressing

room/bedroom three.

Bedroom Two

13' 3" x 9' 3" (4.04m x 2.82m)

The second bedroom features a UPVC double glazed window overlooking the rear aspect, a double panel radiator, dado rail and wooden flooring.

Bedroom Three/ Dressing Room

9' 1" x 11' 9" (2.77m x 3.58m)

The third bedroom has wooden flooring and is currently used as a dressing room, with an internal door from the master bedroom.

Bathroom

8' 4" x 7' 8" (2.54m x 2.34m)

The bathroom features two UPVC double glazed windows to the rear aspect, an L shaped large Jacuzzi bath with central taps and a shower attachment above, oval shaped pedestal wash hand basin, low level push flush WC, fully tiled walls and vinyl flooring.

Rear Garden

The rear landscaped garden is easily manageable with a gated area to the side, astro turf, shale, flagged patio and decked area, wooden shed and electric sockets.

Front

The front is pattern imprinted concrete offering off road parking for several vehicles.



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

Cholmondeley Road, Great Sutton Ellesmere Port

- Well Presented Mid-Terraced House
- Three Bedrooms & Family Bathroom
- Two Reception Rooms
- Kitchen & Utility Room
- Off Road parking

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

offers in the region of

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108455 - 0004

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