



Yeoman Way, Great Sutton Ellesmere Port CH66 2SB

welcome to

Yeoman Way, Great Sutton Ellesmere Port

Jones & Chapman are thrilled to introduce to the market this four bedroom extended semi-detached family home. An early viewing is advised, so call us today to arrange your viewing!



Living Room

12' 4" x 13' 7" (3.76m x 4.14m)

The living room features two UPVC double glazed windows to the front aspect fitted with blinds, a double panel radiator, gas fire inset in wall, under stairs storage, consumer unit, vinyl flooring, French doors to the hall and open plan to the dining room.

Dining Room

8' 4" x 10' 4" (2.54m x 3.15m)

The dining room features UPVC double glazed sliding patio doors to the rear aspect, vinyl flooring and a double panel radiator.

Snug

6' 3" x 9' (1.91m x 2.74m)

The snug features a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator and the door leading to the games room.

Games Room

6' 3" x 9' (1.91m x 2.74m)

The games room has a fitted carpet.

Third Reception Room

5' 7" x 6' 4" (1.70m x 1.93m)

The second snug opens to the kitchen with laminate flooring.

Kitchen

7' 2" x 11' 6" (2.18m x 3.51m)

The kitchen features a range of wooden wall, base and drawer units with complementary white work surfaces, a stainless steel sink and drainer, a double oven and hob, an integrated fridge freezer, space for a washing machine, extractor, wooden cladding to the ceiling, vinyl flooring, tiled walls and the opening to the conservatory.

Conservatory

13' 5" x 11' (4.09m x 3.35m)

The conservatory features windows to all sides with a dwarf wall and polycarbonate roof, laminate flooring and a log burner.

Bedroom One

9' x 15' 11" (2.74m x 4.85m)

The master bedroom features a UPVC double glazed window to the front aspect, fitted cupboards, fitted wardrobe area, inset spotlights, a fitted beige carpet and a single panel radiator.

Bedroom Two

9' 2" x 9' 4" (2.79m x 2.84m)

The second bedroom features a UPVC double glazed window to the rear aspect, fitted cupboards, a fitted grey carpet and a single panel radiator.

Bedroom Three

17' 8" x 6' 3" (5.38m x 1.91m)

The third bedroom features UPVC double glazed windows to the front and rear aspect, fitted cupboards, a fitted grey carpet with cream decor, a single panel radiator and the loft hatch which is boarded with pull down ladders, lighting, the boiler and insulation.

Bedroom Four

10' 3" x 6' 8" (3.12m x 2.03m)

The second bedroom features a UPVC double glazed window to the front aspect, a fitted cupboard, a fitted brown carpet and a single panel radiator.

Bathroom

6' x 8' (1.83m x 2.44m)

The bathroom features a UPVC double glazed window to the rear aspect, a four piece suite consisting of a corner bath, a shower cubicle, a low level push flush WC, and a wall mounted wash hand basin. There is a ladder style radiator, fully tiled walls, vinyl flooring and a fitted light mirror.

Front Garden

The front offers off road parking with a lawn area.

Rear Garden

The rear garden is fully fenced for privacy with a lawn area, a flagged patio area, a decking area and trees.



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welcome to

Yeoman Way, Great Sutton Ellesmere Port

- Extended Semi-Detached Family Home
- Four Bedrooms & Bathroom
- Five Reception Rooms
- Kitchen & Conservatory
- Off Road Parking

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

offers in excess of
£260,000



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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Property Ref:
LSU108549 - 0004

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