



Overpool Road, Great Sutton Ellesmere Port CH66 3LS

welcome to

Overpool Road, Great Sutton Ellesmere Port

Jones & Chapman are delighted to present for sale this three bedroom end-terraced house situated in a popular residential area of Great Sutton. An early viewing is advised, please call us today to arrange your viewing!



Auctioneer's Comments

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Entrance Hall

Upon entering the property through the front door, you will find a fitted grey carpet and the electric cupboard.

Living Room

19' 6" x 10' 2" (5.94m x 3.10m)

The living room features two UPVC double glazed windows overlooking the front and rear fitted with blinds, a double panel radiator, a gas fire set within an inglenook fireplace recessed into the chimney breast, a fitted grey carpet, walls with partial wooden cladding, a picture rail and white decor.

Kitchen Diner

9' 5" x 15' 7" (2.87m x 4.75m)

The kitchen diner features a UPVC double glazed window and door overlooking the rear aspect, a range of white and grey wall, base and drawer units with complementary black mottled work surfaces, a stainless sink and drainer, a four ring induction hob, an oven and extractor, pantry, breakfast bar, the gas meter in a cupboard, wooden cladding to the ceiling, laminate flooring and a double panel radiator.

Landing

The landing features an airing cupboard housing the Glowworm boiler which was installed in November 2024, and access to the loft which is partially boarded and insulated.

Bedroom One

11' 2" x 13' 4" (3.40m x 4.06m)

The master bedroom features two UPVC double glazed windows to the front aspect fitted with blinds, a double panel radiator, a fitted grey carpet with grey decor, an over stairs cupboard, shelving and fitted wardrobes

Bedroom Two

6' 3" x 11' 3" (1.91m x 3.43m)

The second bedroom features a UPVC double glazed window to the side aspect, a double panel radiator, a fitted grey carpet with grey decor and a dado rail.

Bedroom Three

7' 7" x 10' 2" (2.31m x 3.10m)

The third bedroom features a UPVC double glazed window to the rear aspect, a double panel radiator, and a fitted beige carpet with white decor.

Bathroom

9' x 4' 7" (2.74m x 1.40m)

The bathroom features a UPVC double glazed window to the side aspect, a double shower cubicle with a chrome shower and splash wall, a wash hand basin set within a vanity unit and a low level push flush WC, grey tiled walls, waterproof flooring and a chrome ladder style radiator.

Front Garden

The front garden is mainly laid to lawn with a concrete pathway leading to the front door and gated access to the rear.

Rear Garden

The rear garden is fenced for privacy, it is fully flagged with dwarf walls and has gated access to the side and a door leading into the kitchen.

Outbuilding

There is a brick built coal shed.



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Overpool Road, Great Sutton Ellesmere Port

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom End-Terraced House
- Living Room & Kitchen Diner

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

guide price
£150,000



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:
LSU108575 - 0005

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