



Royston Close, Great Sutton Ellesmere Port CH66 2TT

welcome to

Royston Close, Great Sutton Ellesmere Port

Jones & Chapman are pleased to welcome onto the market this well presented three bedroom linked detached family home. Call our office today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door you will find laminate flooring with cream decor, and a wooden and glass panel door to the living room.

Living Room

14' 7" x 13' 8" (4.45m x 4.17m)

The living room features a UPVC double glazed window overlooking the front aspect fitted with blinds, laminate flooring with white decor, a double panel radiator, stairs to the first floor landing and the door leading to the kitchen diner.

Kitchen Diner

14' 7" x 11' (4.45m x 3.35m)

The kitchen diner features a UPVC double glazed window overlooking the rear aspect and UPVC double glazed French doors leading to the rear garden, a range of cream wall, base and drawer units with complementary butchers block effect work surfaces, a stainless steel sink and drainer, a free standing double oven, space for a fridge freezer, a double panel radiator, and tiled flooring.

Downstairs Shower Room

9' 4" x 4' (2.84m x 1.22m)

The downstairs shower room has fully tiled walls with a shower cubicle with chrome Triton shower, a wash hand basin set within a vanity unit, a low level WC, a double panel radiator, the Worcester boiler and a sliding door.

Inner Hall

9' 2" x 3' 2" (2.79m x 0.97m)

The inner hall has tiled flooring, and doors leading to the downstairs shower room and garage.

Landing

Access to the first floor via a grey carpeted staircase with a spindle bannister, the landing has a small UPVC double glazed window overlooking the side aspect, loft hatch and an airing cupboard.

Bedroom One

14' 4" x 8' 6" (4.37m x 2.59m)

The master bedroom features a UPVC double glazed window overlooking the front aspect fitted with blinds, a fitted grey carpet with neutral decor and a double panel radiator.

Bedroom Two

8' 5" x 11' 6" (2.57m x 3.51m)

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

Bedroom Three

6' x 8' 7" (1.83m x 2.62m)

The third bedroom features a UPVC double glazed window overlooking the front aspect fitted with blinds, a fitted cupboard over the stairwell, cream decor and a double panel radiator.

Bathroom

5' 7" x 6' (1.70m x 1.83m)

The bathroom features a UPVC double glazed window to the rear aspect, a panel bath with a chrome shower above and a glass screen, a low level push flush WC and a wall mounted wash hand basin, the walls are fully tiled and tiled flooring, a chrome ladder style radiator and a fitted mirror with a light.

Front Garden

The front offers off road parking and access to the garage.

Rear Garden

The rear garden is mainly laid to lawn with a flagged patio area, an outdoor tap and fully fenced for privacy.

Garage

15' 9" x 8' 1" (4.80m x 2.46m)

The garage has an electric roller door and houses the gas meter and fuse board.



view this property online jonesandchapman.co.uk/Property/LSU108591



welcome to

Royston Close, Great Sutton Ellesmere Port

- Link-Detached Family Home
- Three Bedrooms & Family Bathroom
- Living Room & Kitchen Diner
- Downstairs Shower Room
- Off Road Parking & Garage

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

£230,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU108591



Property Ref:
LSU108591 - 0003

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