



Brightsmith Road, Little Sutton Ellesmere Port CH66 4BT

welcome to

Brightsmith Road, Little Sutton Ellesmere Port

Jones & Chapman are excited to welcome to the market this beautifully presented four bedroom family home. An early viewing is advised to avoid missing out. Call us today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door, you will find a fitted carpet, a door to the lounge and stairs to the first floor landing.

Lounge

10' 10" x 15' 2" (3.30m x 4.62m)

The lounge features a UPVC double glazed window overlooking the front aspect, a blue fitted carpet with complementary pale blue decor, a single panel radiator and a feature wooden moulding wall.

Kitchen Diner

18' 6" x 11' 3" (5.64m x 3.43m)

The kitchen diner features a UPVC double glazed window overlooking the rear aspect, a range of green wall, base and drawer units with complementary butchers block effect work surfaces, a four ring induction hob, double oven, cylinder cooker hood, one and a half bowl sink and drainer, an integrated fridge freezer and dishwasher and wooden flooring opening up to the dining area. The dining area features UPVC double glazed French doors to the rear aspect, a double panel radiator, door to a large storage cupboard and door to the garage.

Downstairs Toilet

5' 8" x 3' 5" (1.73m x 1.04m)

The downstairs toilet features a UPVC double glazed window to the side aspect, a low level push flush WC, a wall mounted wash hand basin, a single panel radiator, wooden flooring and partially tiled walls with green decor.

Utility Room

7' 6" x 5' 9" (2.29m x 1.75m)

The utility room features wall and base units with complementary butchers block effect work surfaces, a stainless steel sink and drainer, plumbing for a washing machine, Ideal boiler, a single panel radiator, wooden flooring and a door to the downstairs toilet.

Landing

Access to the first floor via a carpeted staircase, the landing is also carpeted with a single panel radiator, loft hatch and an airing cupboard with a heater system.

Bedroom One

11' 1" x 13' 7" (3.38m x 4.14m)

The master bedroom features a UPVC double glazed window overlooking the front aspect, a beige fitted carpet with complementary green decor, a single panel radiator, fitted wardrobes and the door to the en-suite.

En-Suite

5' 6" x 6' 4" (1.68m x 1.93m)

The en-suite features a UPVC double glazed window to the front aspect, a shower cubicle, a low level push flush WC, a wall mounted wash hand basin set within a white gloss vanity unit, ladder style radiator, partially tiled walls, tiled flooring, a fan and a shaver point.

Bedroom Two

12' 3" x 10' 2" (3.73m x 3.10m)

The second bedroom features a UPVC double glazed window overlooking the front aspect, a beige fitted carpet with complementary green decor and a single panel radiator.

Bedroom Three

9' 3" x 13' 6" (2.82m x 4.11m)

The third bedroom features a UPVC double glazed window overlooking the rear aspect, a beige fitted carpet with complementary pale green decor and a single panel radiator.

Bedroom Four

12' 4" x 8' 5" (3.76m x 2.57m)

The fourth bedroom features a UPVC double glazed window overlooking the rear aspect, a beige fitted carpet with complementary cream decor and a single panel radiator.

Bathroom

8' 8" x 6' 3" (2.64m x 1.91m)

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

Front Garden

The front garden offers a tarmac driveway for off road parking with a lawn area and bushes, an EV charging point and a single outdoor socket. There is a shared entrance with a private drive.

Rear Garden

The rear garden is fully fenced for privacy, it is mainly laid to lawn with a pebble path, flagged patio and pathway, outdoor tap, electric socket and a wooden gate to the side.

Garage

19' 5" x 10' 11" (5.92m x 3.33m)

The garage has an up and over door, concrete flooring and a door to the kitchen diner.



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welcome to

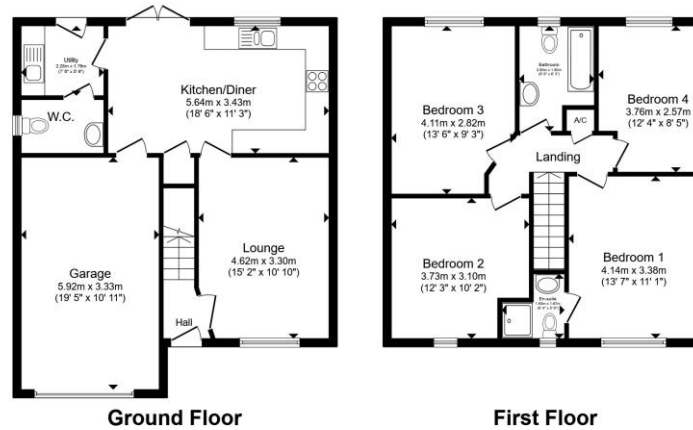
Brightsmith Road, Little Sutton Ellesmere Port

- Well Presented Detached Family Home
- Four Bedrooms With En-Suite To The Master
- Downstairs WC & Utility Room
- Lounge & Kitchen Diner
- Off Road Parking & Integral Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of
£375,000



Total floor area 129.7 m² (1,396 sq.ft.) approx
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.propertybox.io

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108622 - 0004

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