



**Heywood Road, Great Sutton ELLESMERE PORT CH66 3PR**



**welcome to**

**Heywood Road, Great Sutton ELLESMERE PORT**

Jones & Chapman are pleased to present this three bedroom semi detached family home to the market located in a popular residential area in Great Sutton. Please call us today to arrange your viewing!



### Entrance Hall

Upon entering the property through the front door, you will find a cupboard housing the electric meter, consumer unit and gas meter, an under stairs cupboard housing the Worcester boiler and additional storage, a double panel radiator and a UPVC double glazed window to the side aspect.

### Lounge/Diner

24' 2" x 11' 8" ( 7.37m x 3.56m )

The living room features two UPVC double glazed windows to the front and rear aspect fitted with blinds, two double panel radiators, grey decor, an electric fire with a marble hearth and a wooden surround.

### Kitchen

8' 5" x 8' 3" ( 2.57m x 2.51m )

The kitchen features a UPVC double glazed window to the side aspect, a range of wall, base and drawer units, a circular sink and drainer, an electric oven, four ring induction hob, cylinder hood, tiled flooring and a wooden door leading to the utility room.

### Utility Room

The utility room features a wooden window to the side aspect, space for appliances, work surfaces, wooden door to the rear aspect, door to the downstairs shower room and wooden floorboards.

### Downstairs Shower Room

The downstairs shower room features a shower cubicle, a WC, lighting and a sliding door.

### Landing

The landing features a UPVC double glazed window to the side aspect, access to the loft which is insulated and has lighting and sockets.

### Bedroom One

12' 7" x 9' 6" ( 3.84m x 2.90m )

The master bedroom features a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, a fitted grey carpet with neutral decor and a range of sliding door wardrobes.

### Bedroom Two

11' x 11' 6" ( 3.35m x 3.51m )

The second bedroom features an aluminum framed window to the rear aspect, a single panel radiator, and a fitted grey carpet with neutral decor.

### Bedroom Three

6' 10" x 7' 3" ( 2.08m x 2.21m )

The third bedroom features a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, a fitted grey carpet and fitted cupboards.

### Bathroom

7' 9" x 6' ( 2.36m x 1.83m )

The bathroom features a P shaped bath with a chrome shower above and curved glass screen, a pedestal wash hand basin, a low level push flush WC and a chrome ladder style radiator.

### Front Garden

Flagged patio area with a long driveway.

### Rear Garden

The rear garden is fully fenced for privacy, it is mainly laid to lawn with a small flagged patio area.

### Garage

Brick built garage with an up and over door.



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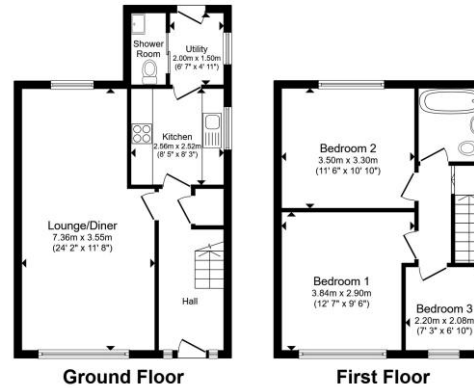
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## Heywood Road, Great Sutton ELLESMERE PORT

- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Living Room, Kitchen & Utility Room
- Downstairs Shower Room
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B



Total floor area 86.8 m<sup>2</sup> (934 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.co](http://www.propertybox.co)

jones & chapman

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LSU108221 - 0003

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