



**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 with NO ONWARD CHAIN. An early viewing is advised, please call us today to arrange your viewing!





### 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.

### 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.



Ground Floor



First Floor

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](http://www.focalagent.com)



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## Overpool Road, Great Sutton Ellesmere Port

- No Onward Chain
- Three Bedroom End-Terraced House
- Living Room & Kitchen Diner
- Recently Re-Decorated
- Close To Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £160,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LSU108645 - 0002

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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](mailto:LittleSutton@jonesandchapman.co.uk)



349 Chester Road, Little Sutton, LITTLE  
SUTTON, Cheshire, CH66 3RG



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)