



**Moston Way, Great Sutton Ellesmere Port CH66 2RB**

**welcome to**

**Moston Way, Great Sutton Ellesmere Port**

Jones & Chapman are delighted to welcome to the market this three-bedroom semi-detached family home, ideally positioned in a quiet cul-de-sac within the popular residential area of Great Sutton. Call us today to arrange your viewing!



Jones & Chapman are delighted to welcome to the market this three-bedroom semi-detached family home, ideally positioned in a quiet cul-de-sac within the popular residential area of Great Sutton. Moston Way is conveniently located close to well-regarded primary and secondary schools, making it an excellent choice for families, while also benefiting from a wide range of amenities and excellent road and rail links.

The property briefly comprises an entrance porch opening into the hallway. From here, you will find the lounge, featuring fitted carpet and two tall radiators. To the rear of the property is the dining kitchen, fitted with wall, base and drawer units, a single oven, an induction hob and space for additional appliances. Patio doors open out onto the pleasant rear garden.

To the first floor, the landing leads to three bedrooms, all with radiators. The main bedroom benefits from fitted carpet, while the remaining two bedrooms feature laminate flooring. The family bathroom comprises a P-shaped bath with overhead shower, wash hand basin and low-level WC.

Externally, a block-paved driveway provides off-road parking and access to the carport. The charming rear garden features a patio area, lawn and decked seating area, complemented by carefully chosen planting.

This home would be ideal for first-time buyers and families alike, and early viewing is highly recommended.

## **Entrance Porch**

## **Entrance Hall**

## **Lounge**

15' 10" x 11' 11" ( 4.83m x 3.63m )

## **Dining Kitchen**

8' 4" x 14' 11" ( 2.54m x 4.55m )

## **Landing**

## **Bedroom One**

13' 9" x 8' 5" ( 4.19m x 2.57m )

## **Bedroom Two**

10' 4" x 7' ( 3.15m x 2.13m )

## **Bedroom Three**

10' x 5' 9" ( 3.05m x 1.75m )

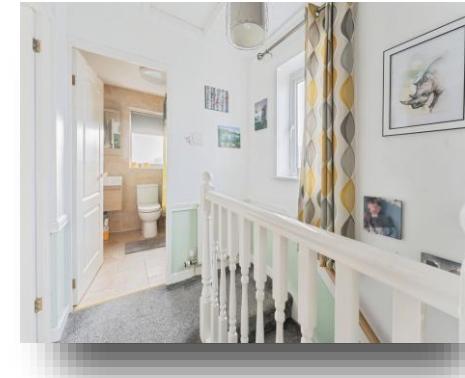
## **Bathroom**

7' 2" x 6' 11" ( 2.18m x 2.11m )

## **Front Garden**

## **Rear Garden**

## **Carport**



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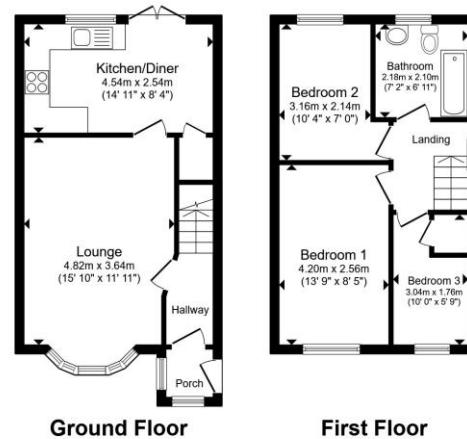
## Moston Way, Great Sutton Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Lounge & Dining Kitchen
- Off Road Parking & Carport
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: D

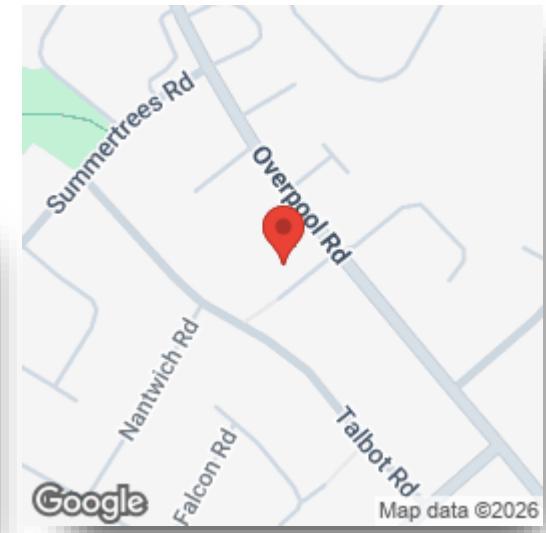
Council Tax Band: B

**£210,000**



Total floor area 68.1 m<sup>2</sup> (733 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



Property Ref:  
LSU108665 - 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**



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