



Cygnnet Close, Great Sutton, Ellesmere Port, CH66 3TB

welcome to

Cygnets Close, Great Sutton Ellesmere Port

Offered to the market with NO CHAIN, a two bedroom ground floor retirement apartment. Perfectly situated within walking distance from local shop and amenities and bus routes, everything you could need is on your doorstep.



Property Description

NO CHAIN

Internally the property consists of an entrance hall with storage space, lounge, kitchen, two bedrooms and spacious shower room with a storage cupboard. Externally to the front there is a communal patio area with well-maintained flower beds, to the rear there is an additional communal patio area with a seating area and space to air laundry. At the rear there is allocated car parking space. Cygnet Close itself is perfectly situated to accommodate all your needs with a host of shops and eateries including; McColls, Post Office, Pharmacy, takeaway and The White Swan public house and the Bulls Head. There is also a bus route conveniently outside the property.

Entrance Hall

Double glazed entrance door to the front aspect and cupboard, radiator and carpet.

Lounge

14' 8" into bay x 10' 5" (4.47m into bay x 3.17m)
Double glazed window to the front aspect, electric fire, television connection point, two wall lights, radiator and carpet.

Kitchen

12' 7" x 5' 8" max (3.84m x 1.73m max)
Fitted kitchen comprising wall and base units, sink/drain, partially tiled walls and complementary work surfaces. Free standing cooker with cooker hood above, central heating boiler, radiator and vinyl flooring. Double glazed window to the front aspect and door leading to hallway.

Bedroom One

10' 6" max x 11' 2" (3.20m max x 3.40m)
Double glazed window to the rear aspect, radiator, television connection point and carpet.

Bedroom Two

8' 10" max x 7' 11" max (2.69m max x 2.41m max)
Double glazed patio doors leading to the shared courtyard, television connection point and carpet.

Shower Room

Shower cubicle, wash hand basin and WC. Extractor fan, shaver point, part tiled walls, vinyl flooring and double glazed window to the rear aspect.

Outside

Front Garden

Communal garden with paved area and flower beds.

Rear Garden

Communal courtyard with access to parking.



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welcome to

Cygnets Close, Great Sutton, Ellesmere Port

- Two bedroom ground floor retirement apartment
- Allocated parking space
- Close to local shops
- Shared front & rear outdoor space
- Local transport link

Tenure: Leasehold EPC Rating: C

offers over

£90,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
LSU106363 - 0007

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.


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