

# Cygnet Close, Great Sutton, Ellesmere Port, CH66 3TB



### welcome to

## **Cygnet 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/drainer, 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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# **Cygnet 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



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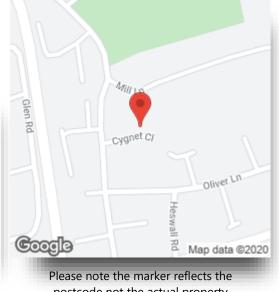
We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:

LSU106363 - 0007

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postcode not the actual property

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