



Kendal Drive, Great Sutton Ellesmere Port CH66 4SY

welcome to

Kendal Drive, Great Sutton Ellesmere Port

Jones & Chapman are proud to welcome onto the market this extended semi detached house set on a corner plot and one that offers spacious and versatile accommodation for the growing family. Call us today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door you will find the under stairs cupboard housing the gas meter, a coat cupboard for additional storage, a fitted carpet, double panel radiator and access to the downstairs WC.

Downstairs W.C

5' 8" x 4' 2" (1.73m x 1.27m)

The downstairs WC has a UPVC double glazed window to the front aspect, a pedestal wash hand basin, WC, ladder style radiator and vinyl flooring.

Living Room

14' 6" x 12' 4" (4.42m x 3.76m)

The living room has a UPVC double glazed window to the front aspect fitted with blinds, a wall mounted electric fire set within a marble hearth, a double panel radiator, fitted red carpet with complementary cream decor and coving.

Dining Room

13' 3" x 10' 4" (4.04m x 3.15m)

The dining room has sliding patio doors to the rear aspect, a double panel radiator, and laminate flooring with complementary cream decor.

Third Reception Room

12' 2" x 8' 9" (3.71m x 2.67m)

The study has a UPVC double glazed window to the side aspect fitted with blinds, a radiator, and a fitted grey carpet with complementary white decor.

Kitchen

12' 11" x 7' 8" (3.94m x 2.34m)

The kitchen has a UPVC double glazed window to the rear aspect, a range of wall, base and drawer units and a breakfast bar with complementary grey speckled work surfaces and vinyl flooring. There is a one and a half cream sink and drainer, under stairs storage cupboard and electric points and electric meter.

Utility Room

8' 8" x 9' 3" (2.64m x 2.82m)

The utility room has two UPVC double glazed windows to the rear aspect with plenty of storage cupboards, space for appliances and vinyl flooring.

Landing

Access to the first floor landing via a green carpeted staircase with a spindle banister, there is a UPVC double glazed window to the side aspect fitted with blinds, and an airing cupboard housing the Glowworm boiler and shelving.

Bedroom One

15' 8" x 11' 3" (4.78m x 3.43m)

The master bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a single panel radiator, a fitted cream carpet with complementary white decor and fitted wardrobes.

Bedroom Two

13' 1" x 11' 2" (3.99m x 3.40m)

The second bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a single panel radiator, a fitted beige carpet with complementary cream decor and fitted wardrobes.

Bedroom Three

The third bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a single panel radiator, and a fitted beige carpet with complementary peach decor.

Bathroom

6' x 7' 1" (1.83m x 2.16m)

The bathroom has a UPVC double glazed window to the side aspect with fully tiled walls, vinyl flooring and a chrome ladder style radiator, there is a shower cubicle and a pedestal wash hand basin with a mirrored vanity unit. You will also find the loft hatch in here with pull down ladders, lighting and sockets, it is partially boarded with insulation.

Separate W.C

The separate toilet has a UPVC double glazed window to the side aspect with fully tiled walls and a low level push flush WC.

Front Garden

The front garden has a lawned area with mature shrubs and trees and a dwarf wall, the property is set on a corner plot with a moulded concrete driveway at the rear.

Rear And Side Garden

The rear and side garden is laid to lawn with raised flower beds and mature flowers and trees, there is a flagged patio area, a greenhouse and an outdoor tap with the benefit of gated access to the front, there is also access to the garage, workshop and shed.

Outbuildings

There is a potting shed, a workshop and a garage. The garage has an electric front door, a side door and a window to the side, and also benefits from sockets. The workshop has power and sockets.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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.localagent.com



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welcome to

Kendal Drive, Great Sutton Ellesmere Port

- Extended Semi-Detached House
- Three Bedrooms, Bathroom & Separate WC
- Three Reception Rooms
- Downstairs W.C & Utility Room
- Front, Rear & Side Gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108379 - 0011

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 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.


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