



Grappenhall Road,

**£99,950**



**Reeds Rains**

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Grappenhall Road, Great Sutton, Ellesmere Port  
£99,950

3 Bed Semi Detached, No Chain,  
Located in Great Sutton, Spacious  
Accommodation, Call to View! This  
good sized property is situated  
on a popular residential road in  
Great Sutton. Close to local shops,  
schools and transport links. The  
accommodation briefly comprises of  
an entrance hall, lounge/dining room  
and kitchen/breakfast room. To the  
first floor are three bedrooms and  
separate WC. The property also has  
double glazing, and gardens to the  
front, side and rear. Anyone wishing  
to view should contact Reeds Rains  
Little Sutton. EPC Grade - D

#### ENTRANCE HALLWAY

Double glazed front door.

#### LOUNGE/DINING ROOM

6.12m x 3.68m (20'1" x 12'1")  
Double glazed window to front,  
sliding doors to rear and radiator.

#### KITCHEN/BREAKFAST ROOM

5.21m x 2.97m (17'1" x 9'9")  
Double glazed window to side  
and rear, back door, cupboard  
with boiler. Fitted kitchen with wall  
and base units and contrasting  
worktops, sink and mixer tap.  
Space for washing machine,  
dishwasher and fridge/freezer.

#### FIRST FLOOR

#### LANDING

##### BEDROOM ONE

3.68m x 3.35m (12'1" x 11'0")  
Double glazed window to front and  
radiator.

##### BEDROOM TWO

3.63m x 2.77m (11'11" x 9'1")  
Double glazed window to front and  
radiator.

##### BEDROOM THREE

3.96m x 2.77m (13'0" x 9'1")  
Double glazed window to rear and  
radiator.

#### BATHROOM

Double glazed window to rear,  
paneled bath, pedestal hand wash  
basin and radiator.

#### WC

Double glazed window to rear and  
low level WC.

#### EXTERNAL

Gardens to front , side and rear.

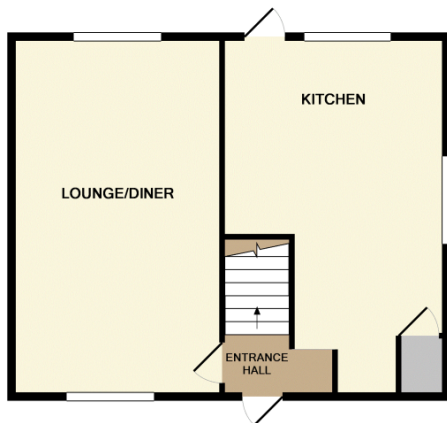
#### DIRECTIONS

On leaving Little Sutton head  
towards Chester on A41, turn left  
onto Sutton Way at roundabout take  
third exit onto Overpool Road, turn  
left onto Hurford Avenue then left  
onto Grappenhall Road, property is  
on left hand side.

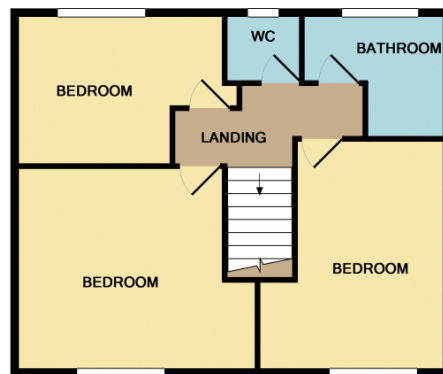
#### FLOORPLAN



For full EPC please contact the branch



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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