





Grappenhall Road,

£99,950



- Since 1000 -

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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 an 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 tems are approximate and no responsibility is taken for any eror, 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 Made with Metropix €2018

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotilations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.







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