



Chatsworth Close, Great Sutton

Ellesmere Port, CH66 3PU

Chain Free £205,000



Chatsworth Close, Great Sutton

DESCRIPTION

NO ONGOING CHAIN

A traditional 3 bedroom, semi detached home situated at the head of this established residential cul-de-sac.

The property offers spacious family accommodation enhanced by double glazed windows, central heating, conservatory and good off road parking.

The general area is well served for local amenities with shops, schools and public transport all being within the general area. Further a field, the town of Ellesmere Port offers a more comprehensive range including Sainsburys and Morrisons supermarkets.

Viewing highly advised. Call us today!



ROOMS

Entrance Hall

Laminate flooring, stairs to first floor and central heating radiator.

Lounge / Diner

7.39m x 3.61m (to recess) (24'3" x 11'10" (to recess))
Open plan lounge/diner. Front and rear large double glazed windows, central heating radiator and laminate flooring.

Kitchen

3.05m x 2.44m (10" x 8")
Fitted with a range of base and wall units in white with multi chrome effect handles. Complimentary mottled black worktops and tiled splashback. Cupboard housing Worcester boiler, space for washing machine, space for fridge freezer and cooker recess. Stainless steel sink unit, double glazed window to rear and UPVc door to conservatory.

Conservatory

2.44m x 2.36m (8" x 7'9")
Central heating radiator, double glazed window, UPVc door and laminate flooring.

Landing

Loft access, double glazed window to side elevation.

Bedroom One

3.05m x 2.82m (excluding depth or wardrobes) (10" x 9'3" (excluding depth or wardrobes))
Double glazed window to front, central heating radiator and fitted wardrobes.

Bedroom Two

3.66m x 3.33m (12" x 10'11")
Double glazed window to rear, central heating radiator.

Bedroom Three

2.34m x 2.06m (7'8" x 6'9")
Double glazed window to front and central heating radiator.

Bathroom

2.39m x 1.78m (7'10" x 5'10")
Modern style suite in white, panel bath with triton electric shower, shower screen, pedestal wash basin and low level W/C. Part tiled walls, double glazed window to rear and central heating radiator.

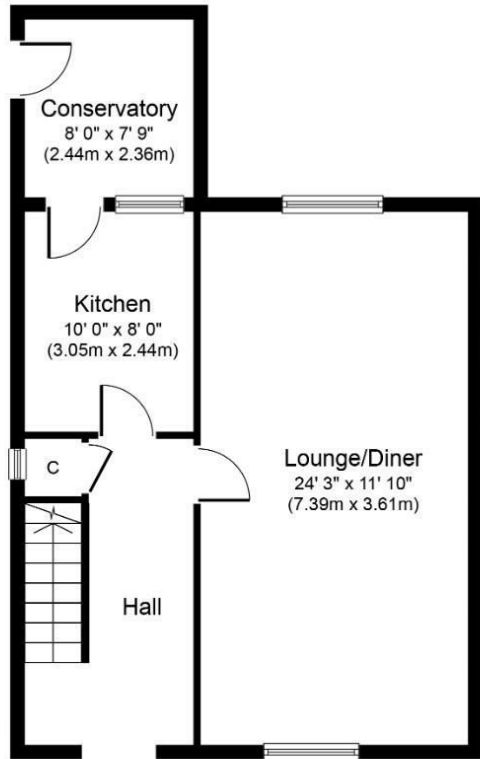
Outside

Ranch style fencing and gate gives access to;

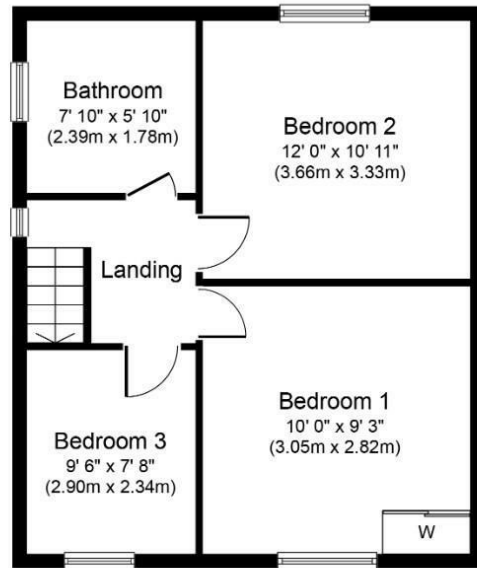
Front - The front garden area is flagged with a gravel relief. Off road parking for a number of vehicles and side gate provides privacy and extra parking leading to a timber garage.

Rear- Laid mostly to lawn

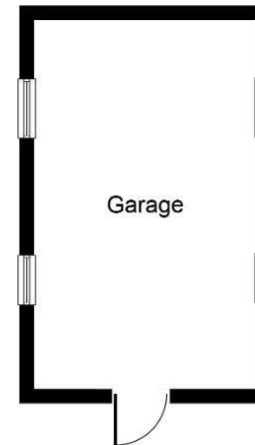




Ground Floor
Approximate Floor Area
556 sq. ft.
(51.7 sq. m.)



First Floor
Approximate Floor Area
489 sq. ft.
(45.4 sq. m.)

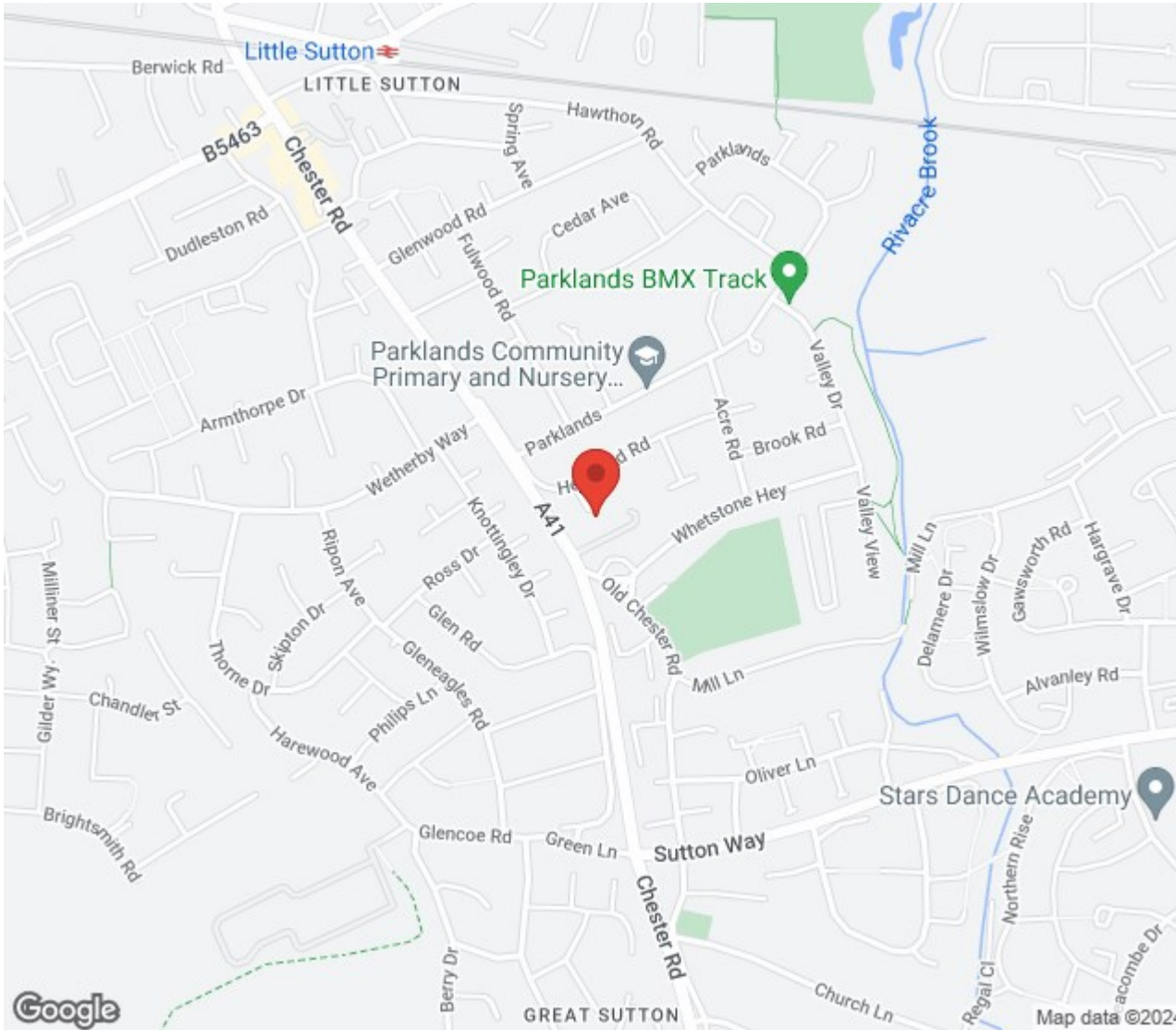


Garage
Approximate Floor Area
170 sq.ft.
(15.8 sq.m.)


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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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