

**Sutton Way, Great Sutton, Ellesmere Port
CH65 7BA**

£145,000

Grow
SALES + LETTINGS

- 3 Bedroom Maisonette
- Fully Refurbished to a High Standard
- Communal Carpark
- Private Front, Side and Rear Gardens
- Close to Local Shops and Amenities
- Great Access to Chester, Liverpool and The Wirral
- Chain Free
- Potential Buy to Let Investment
- Perfect First Home



A beautifully presented 3 Bedroom Maisonette in Great Sutton

Welcome to your new home in Great Sutton! This beautiful maisonette boasts a private front, side, and rear garden, perfect for enjoying the outdoors. With access to a communal car park

Fully Refurbished to a high standard featuring a brand new kitchen and bathroom, as well as new carpets throughout and fully redecorated to a neutral standard. You can move in and start living your best life right away!

Don't miss out on this fantastic opportunity to make this stunning maisonette your own. Schedule a viewing today and envision yourself living in this cosy and modern space



Grow Property

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Front

Set back from the road is a purpose built complex with access to a communal carpark and communal bin storage area. Front garden wrapping round to the side laid to lawn with mature trees, access to the rear garden via a timber gate Accessed via an iron gate leading to a paved pathway with a decorative composite door which opens to an entrance hallway

Entrance Hallway

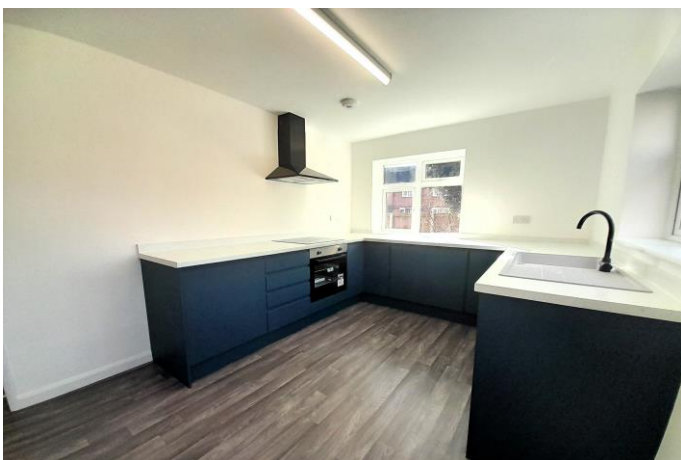
Obscured PVC double glazed window to front aspect, wall mounted radiator, stairs to the first floor, solid oak door to lounge

Lounge 17' 11" x 12' 1" (5.46m x 3.68m)

PVC double glazed window to front aspect, wall mounted radiator, solid oak door opening to the Kitchen/Diner

Kitchen/Diner 12' 8" x 14' 5" (3.86m x 4.39m)

A range of brand newly fitted and stylish base and drawer units, worktop with matching splashbacks, composite sink unit with mixer tap, Inset electric hob with oven built in under and canopy extractor hood over, Two PVC double glazed windows to the rear garden and PVC double glazed window to side aspect, solid oak door to the Utility



Utility room 9' 7" x 6' 9" (2.92m x 2.06m)

Newly fitted, stylish base units, worktop, space for fridge and plumbing for washing machine, PVC window to rear garden, composite Door opening to the rear garden

First Floor Landing

Solid oak doors to bedrooms and bathroom

Bathroom 7' 1" x 6' 2" (2.16m x 1.88m)

A newly fitted suite comprising panelled bath with power shower plumbed in over with additional rain shower head, vanity wash hand basin with cupboards under and close coupled WC. Sleek panelled walls, two obscured PVC double glazed windows to rear, wall mounted radiator

Bedroom Two 13' 11" x 9' 2" (4.24m x 2.79m)

PVC double glazed windows to side and rear, wall mounted radiator, solid oak door to storage cupboard housing a wall mounted combination boiler (fitted 2024) solid oak door opening to a wardrobe with wall mounted radiator

Bedroom One 13' 11" x 12' 4" (4.24m x 3.76m)

PVC double glazed window to front aspect, wall mounted radiator



Bedroom Three 9' 4" x 8' 11" (2.84m x 2.72m)

PVC double glazed window to front aspect, wall mounted radiator, over stairs storage cupboard/wardrobe

Rear Garden

A self contained garden to the rear laid to lawn with timber fencing surround, access to communal carpark and bin storage area

Lease Information

The property is for sale leasehold with a 125 year lease beginning 03/04/1989 The current service charge is £TBC The current ground rent is £10 per annum Council Tax Band is A

Location

Sutton Way is located in Great Sutton, a suburb in Ellesmere Port, Cheshire. A popular residential area with various amenities nearby, including schools, shops, parks, and restaurants. Sutton Way is known for its well-connected transport links, with easy access to motorways and public transportation services. Perfect for enjoying a peaceful suburban setting while still being close to the larger towns and cities in the Cheshire area.

FLOORPLANS

