



**Tiler Close, Little Sutton Ellesmere Port CH66 4BS**



**welcome to**

**Tiler Close, Little Sutton Ellesmere Port**

Jones & Chapman are pleased to introduce to the market this well-presented, modern two-bedroom mid-terraced home, located in the sought-after residential area of Little Sutton. Call our office today to arrange your viewing!



Jones & Chapman are pleased to introduce to the market this well-presented, modern two-bedroom mid-terraced home, located in the sought-after residential area of Little Sutton. Tiler Close is an excellent choice for first-time buyers or small families seeking a home they can move straight into. The property is ideally positioned close to local amenities, including shops, restaurants, excellent road and rail links, and well-regarded schools.

The hallway leads through to the lounge, which features wooden flooring, a single panel radiator, and useful under stairs storage conveniently plumbed for a washing machine. The kitchen-diner is fitted with a range of wall, base, and drawer units, a four-ring induction hob, double oven, integrated dishwasher and fridge freezer, and French doors opening onto the rear garden. There is also a convenient downstairs WC.

To the first floor, the landing provides access to two bedrooms, with the master bedroom benefiting from en-suite facilities. The bathroom comprises a panelled bath with chrome shower and glass screen, a pedestal wash hand basin, and a low-level push-flush WC.

Externally, the property benefits from a private rear garden. To the front, there is a driveway providing off-road parking.

An internal inspection is highly recommended to fully appreciate this beautiful home.

## Entrance Hall

### Lounge

15' 2" x 10' 4" ( 4.62m x 3.15m )

### Kitchen

10' 7" x 8' 9" ( 3.23m x 2.67m )

### Dining Area

17' 4" x 5' 3" ( 5.28m x 1.60m )

## Downstairs W.C

## Landing

### Bedroom One

9' 8" x 9' 8" ( 2.95m x 2.95m )

### En-Suite

### Bedroom Two

13' 6" x 9' 9" ( 4.11m x 2.97m )

### Bathroom

6' x 5' 9" ( 1.83m x 1.75m )

## Front Garden

## Rear Garden



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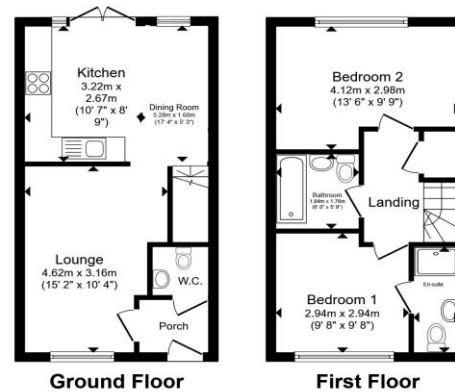
welcome to

## Tiler Close, Little Sutton Ellesmere Port

- Well Presented Mid-Terrace House
- Two Bedroom With One En-Suite
- Lounge & Kitchen Diner
- Downstairs WC & Family Bathroom
- Off Road Parking

Tenure: Freehold EPC Rating: A  
Council Tax Band: B

**£240,000**



Total floor area 64.0 m<sup>2</sup> (689 sq.ft.) approx  
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.propertybox.io

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Please note the marker reflects the  
postcode not the actual property



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Property Ref:  
LSU108691 - 0003

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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.

jones & chapman



**0151 339 4878**



[LittleSutton@jonesandchapman.co.uk](mailto:LittleSutton@jonesandchapman.co.uk)



349 Chester Road, Little Sutton, LITTLE  
SUTTON, Cheshire, CH66 3RG



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)