



Tiler Close, Little Sutton Ellesmere Port CH66 4BS

welcome to

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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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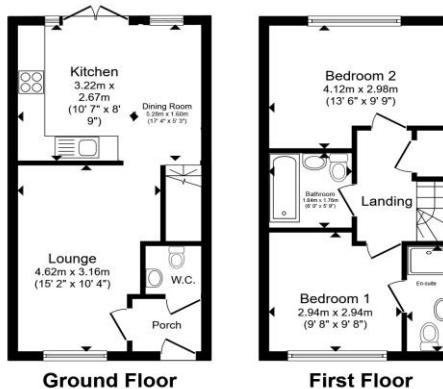
Tiler Close, Little Sutton Ellesmere Port

- 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



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
LSU108691 - 0003

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Please note the marker reflects the postcode not the actual property

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