



Laxton Close, Great Sutton Ellesmere Port CH66 2XQ

welcome to

Laxton Close, Great Sutton Ellesmere Port

Jones & Chapman are delighted to bring to market this well-presented two-bedroom semi-detached home, tucked away in a quiet cul-de-sac within the sought-after residential area of Great Sutton. Call us today to arrange your viewing!



Jones & Chapman are delighted to bring to market this well-presented two-bedroom semi-detached home, tucked away in a quiet cul-de-sac within the sought-after residential area of Great Sutton. Laxton Close is an ideal choice for first-time buyers or small families, offering convenient access to local amenities, including shops, restaurants, excellent road and rail links, and well-regarded schools.

The front door opens into the lounge featuring a cloak cupboard, under-stairs storage, and fitted carpet. The kitchen-diner is fitted with a range of wooden wall, base, and drawer units, a four-ring induction hob with cylinder hood, a single oven, and space for additional appliances. From here, there is access to the conservatory, which benefits from a log burner, electric remote-controlled blinds, dwarf walls, and a solid roof.

The landing provides access to two bedrooms. The master bedroom includes fitted cupboards, fitted carpet, and a single panel radiator. The second bedroom features double sliding mirrored wardrobes, fitted carpet, and a single panel radiator. The bathroom is fitted with a four-piece suite comprising a panel bath, shower cubicle, wall-mounted wash hand basin set within a vanity unit, and a low-level push-flush WC.

Externally, the property has a private rear garden. To the front, there is a driveway providing off-road parking and access to the garage.

An early viewing is recommended to fully appreciate this beautiful home.

Lounge

16' 5" x 12' 2" (5.00m x 3.71m)

Kitchen

12' 2" x 9' 6" (3.71m x 2.90m)

Conservatory

10' 4" x 9' 7" (3.15m x 2.92m)

Landing

Bedroom One

11' 11" x 9' 3" (3.63m x 2.82m)

Bedroom Two

11' 11" x 7' 6" (3.63m x 2.29m)

Bathroom

7' 11" x 4' 8" (2.41m x 1.42m)

Front Garden

Rear Garden

Garage



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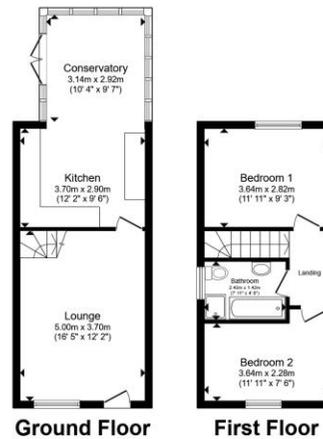
welcome to

Laxton Close, Great Sutton Ellesmere Port

- Well Presented Semi Detached Home
- Two Bedrooms & Bathroom
- Lounge, Kitchen & Conservatory
- Off Road Parking & Garage
- Cul-De-Sac Location

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

£200,000



Total floor area 69.0 m² (742 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:
LSU108560 - 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.

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