



**Beechwood Drive, Great Sutton Ellesmere Port CH66 2HN**

**welcome to**

**Beechwood Drive, Great Sutton Ellesmere Port**

Jones & Chapman are thrilled to present this well presented four-bedroom detached family home, ideally located in a sought-after residential area of Great Sutton. Call us today to arrange your viewing!



Jones & Chapman are thrilled to present this well presented four-bedroom detached family home, ideally located in a sought-after residential area of Great Sutton. Beechwood Drive is positioned close to local shops, public houses, excellent travel links with Capenhurst train station close by giving easy access to both Liverpool and Chester, and well-regarded schools.

The property offers an excellent opportunity for buyers seeking a family home they can grow in.

The hallway leads to the lounge, which features a double panel radiator, beige fitted carpet and an archway to the dining room. The dining room features a single panel radiator, sliding patio doors to the conservatory and an archway to the kitchen. The kitchen/breakfast room is fitted with a range of wooden wall, base and drawer units, a breakfast bar, space for appliances and French doors leading to the conservatory. The conservatory has wooden flooring with dwarf walls. There is also a convenient downstairs WC.

The first-floor landing provides access to four bedrooms, the master benefiting from en-suite facilities. The family bathroom comprises a panel bath with chrome shower attachment, a wash hand basin set within a vanity unit, and a WC.

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

An early viewing is recommended to appreciate what this family home has to offer.

### **Entrance Hall**

### **Lounge**

13' 7" x 10' 11" ( 4.14m x 3.33m )

### **Dining Room**

10' 9" x 9' 5" ( 3.28m x 2.87m )

### **Kitchen**

14' 8" x 8' 6" ( 4.47m x 2.59m )

### **Breakfast Room**

10' 7" x 9' 2" ( 3.23m x 2.79m )

### **Downstairs W.C**

### **Conservatory**

17' 7" x 10' 1" ( 5.36m x 3.07m )

### **Landing**

### **Bedroom One**

13' x 11' 4" ( 3.96m x 3.45m )

### **En-Suite**

9' 2" x 3' 3" ( 2.79m x 0.99m )

### **Bedroom Two**

14' 9" x 8' 6" ( 4.50m x 2.59m )

### **Bedroom Three**

13' x 12' 7" ( 3.96m x 3.84m )

### **Bedroom Four**

6' 10" x 6' 2" ( 2.08m x 1.88m )

### **Bathroom**

8' 8" x 6' 10" ( 2.64m x 2.08m )

### **Front Garden**



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## Beechwood Drive, Great Sutton Ellesmere Port

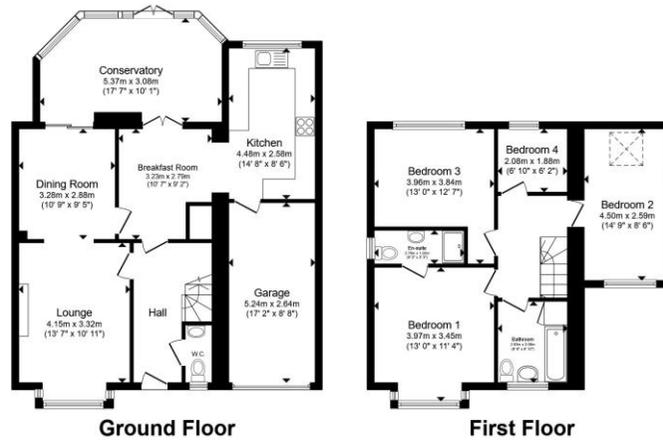
- Well Presented Detached Family Home
- Four Bedrooms With One En-Suite
- Lounge, Dining Room & Kitchen
- Conservatory & Downstairs WC
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

# £375,000



Total floor area 149.3 m<sup>2</sup> (1,607 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



Property Ref:  
LSU108713 - 0003

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.

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