





Blacksmith Street, Little Sutton Ellesmere Port CH66 4AP

jones & chapman

welcome to

Blacksmith Street, Little Sutton Ellesmere Port

Jones & Chapman are delighted to bring to the market this three-bedroom semi-detached family home, ideally situated on the highly sought-after Redrow development. Call us today to arrange your viewing!





Jones & Chapman are delighted to bring to the market this three-bedroom semi-detached family home, ideally situated on the highly sought-after Redrow development. Blacksmith Street enjoys a convenient location, within easy reach of Little Sutton's range of local shops, independent cafes and everyday amenities. The area is also well served by a selection of well-regarded primary and secondary schools, making it an excellent choice for families.

For commuters, Little Sutton train station provides convenient connections to both Liverpool and Chester.

The property briefly comprises: Living room, kitchen, and downstairs WC to the ground floor. The first floor offers three bedrooms with the master boasting an en-suite and the family bathroom.

Externally there is a private garden to the rear, whilst to the front there is a driveway providing off road parking.

An early viewing is recommended to avoid missing out!

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Living Room
15' 9" x 10' 11" (4.80m x 3.33m)

Kitchen
18' 1" x 11' 10" (5.51m x 3.61m)

Downstairs W.C

Landing

Bedroom One
11' 5" x 11' 3" (3.48m x 3.43m)

En-Suite
7' x 4' (2.13m x 1.22m)

Bedroom Two
11' 9" x 9' 7" (3.58m x 2.92m)

Bedroom Three
8' 6" x 8' 5" (2.59m x 2.57m)

Bathroom
6' 7" x 5' 9" (2.01m x 1.75m)

Front Garden

Rear Garden







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welcome to

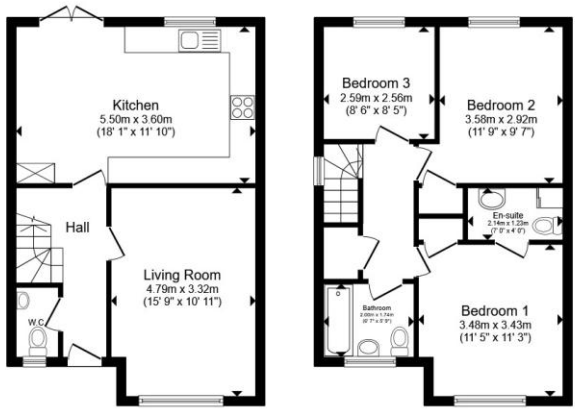
Blacksmith Street, Little Sutton Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms & One En-suite
- Downstairs W.C
- Lounge & Kitchen
- Family Bathroom

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

offers in excess of

£280,000



Total floor area 88.8 m² (956 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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The Property Ombudsman

Property Ref:
LSU109008 - 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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0151 339 4878

LittleSutton@jonesandchapman.co.uk

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

jonesandchapman.co.uk

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