



Fairways Drive, Ellesmere Port CH66 1RX

welcome to

Fairways Drive, Ellesmere Port

Jones & Chapman are excited to present to the market this four-bedroom detached family home, offered to the market with no onward chain, and positioned within a sought-after residential area of Little Sutton. Call us today to arrange your viewing!



Jones & Chapman are excited to present to the market this four-bedroom detached family home, offered with no onward chain and positioned within a sought-after residential area of Little Sutton. Fairways Drive is conveniently located close to local amenities and is just a short walk from Rivacre Valley, a beautiful spot for walking. Also nearby are fantastic road and rail links, including Little Sutton train station, providing access to Liverpool and Chester. Being within the catchment area for well-regarded schools, this home would be ideal for growing families.

The entrance hall leads to the lounge which has cream decor and a double panel radiator. The dining room has a double panel radiator, laminate flooring and two French doors leading to the rear garden. The kitchen is fitted with a range of cream wall, base and drawer units, a four-ring induction hob, double oven, fridge freezer, integrated microwave and an integrated coffee machine. A useful downstairs WC completes the ground floor.

To the first floor, the landing gives access to four bedrooms with the master benefiting from an en-suite wet room. The first two have fitted wardrobes and they all have single panel radiators. The bathroom comprises a panel bath with an overhead chrome shower, a pedestal wash hand basin and WC.

Externally, the property benefits from a private rear garden which has gated access to the front, and a driveway to the front providing off-road parking and access to the garage.

Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Lounge

18' 6" x 13' 1" (5.64m x 3.99m)

Dining Room

19' 4" x 13' 1" (5.89m x 3.99m)

Kitchen

14' x 9' 10" (4.27m x 3.00m)

Downstairs W.C

Bedroom One

13' 7" x 11' 11" (4.14m x 3.63m)

En-Suite Wet Room

7' 6" x 5' 6" (2.29m x 1.68m)

Bedroom Two

13' 5" x 10' (4.09m x 3.05m)

Bedroom Three

11' x 7' 5" (3.35m x 2.26m)

Bedroom Four

7' 8" x 7' 6" (2.34m x 2.29m)

Bathroom

7' 6" x 5' 10" (2.29m x 1.78m)

Front Garden

Rear Garden

Garage

16' 10" x 8' 6" (5.13m x 2.59m)



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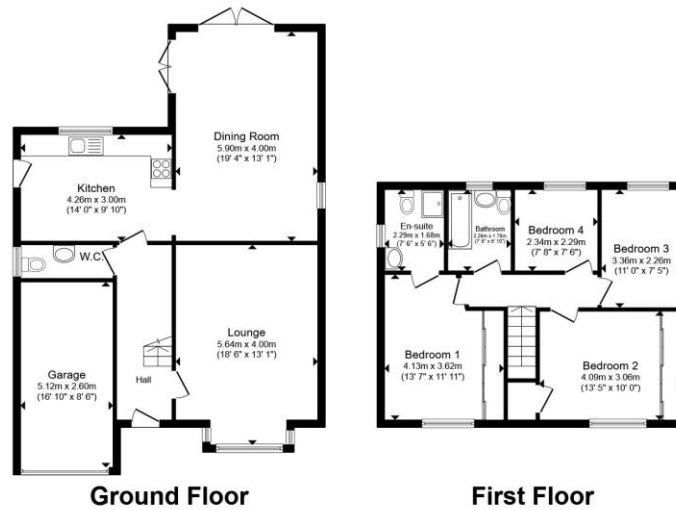
Fairways Drive, Ellesmere Port

- NO ONWARD CHAIN
- Detached Family Home
- Four Bedrooms With One En-Suite
- Lounge, Dining Room & Kitchen
- Downstairs W.C & Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£375,000



Total floor area 138.0 m² (1,485 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:
LSU108826 - 0004

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.

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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