



Lambourne Close, Great Sutton Ellesmere Port CH66 2XH

welcome to

Lambourne Close, Great Sutton Ellesmere Port

Jones & Chapman are delighted to bring to the market this well presented, three bedroom link detached family home, ideally situated in a quiet cul-de-sac within a popular residential area. Call us today to arrange your viewing!



Entrance Hall

Entering the property you will find a double panel radiator and a grey fitted carpet with complementary white decor.

Lounge

13' 1" x 12' 4" (3.99m x 3.76m)

The lounge has a UPVC double glazed window to the front aspect fitted with blinds, a grey fitted carpet with complementary light grey decor and under stairs storage.

Kitchen Diner

15' 5" x 10' 9" (4.70m x 3.28m)

The kitchen has two UPVC double glazed windows and French doors to the rear aspect fitted with blinds, a range of beige matte wall, base and drawer units with complementary black work surfaces, a cylinder hood, four ring gas hob, a double oven, stainless steel sink and drainer, integrated washing machine and dishwasher, wooden flooring, inset spotlights and opening to the dining area.

Landing

Access to the first floor via a grey carpeted staircase. The landing has a UPVC double glazed window to the side aspect fitted with blinds, access to the loft which is part boarded, insulated and has lighting and sockets and a Worcester boiler.

Bedroom One

8' 8" x 15' 3" (2.64m x 4.65m)

The master bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator and a blue fitted carpet with complementary white decor.

Bedroom Two

9' 1" x 9' 1" (2.77m x 2.77m)

The second bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a double panel radiator, a red fitted carpet with complementary grey decor and fitted wardrobes.

Bedroom Three

6' 5" x 9' 5" (1.96m x 2.87m)

The third bedroom has a UPVC double glazed window to the front aspect fitted with blinds, red and white decor and a fitted cupboard.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)

The bathroom has a UPVC double glazed window to the rear aspect fitted with blinds, a low level push flush WC, a wall mounted wash hand basin, a bath with central taps and shower, fully tiled walls, vinyl flooring and inset spotlights.

Front Garden

The front offers off road parking and access to the garage.

Rear Garden

The rear garden is fully fenced with a lawned garden and patio area, an outdoor tap and gated access to the side.

Garage

8' 4" x 18' 4" (2.54m x 5.59m)

The garage has an electric door, a UPVC double glazed door to the rear aspect and eaves storage.



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welcome to

Lambourne Close, Great Sutton Ellesmere Port

- Link-Detached Family Home
- Three Bedrooms & Family Bathroom
- One Reception Room & Kitchen
- Off Road Parking & Garage
- Private Rear Garden

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

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108626 - 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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