



**The Boulevard, Great Sutton Ellesmere Port CH65 7DX**



**welcome to**

**The Boulevard, Great Sutton Ellesmere Port**

Jones & Chapman are delighted to present for sale this well maintained three bedroom semi detached house, ideally located close to local amenities, well regarded schools, and excellent transport links in the popular area of Great Sutton. Call us today to avoid missing out!



### Entrance Porch

The entrance porch has a UPVC double glazed window to the side aspect, laminate flooring and a door leading to the entrance hall.

### Entrance Hall

The entrance hall has been recently re-decorated with laminate flooring, a cupboard housing the meter and consumer unit, a dado rail and a UPVC double glazed window to the side aspect.

### Lounge

13' 5" x 14' 4" ( 4.09m x 4.37m )

The lounge has a UPVC double glazed bay window to the front aspect, a fitted carpet, a remote controlled gas fire with a stone hearth and a double panel radiator.

### Kitchen

9' 3" x 13' 6" ( 2.82m x 4.11m )

The kitchen has a UPVC double glazed window to the rear aspect, wooden wall, base and drawer units, a freestanding double oven, space for appliances, cupboard under the stairs, a single panel radiator and laminate flooring.

### Landing

Access to the landing via a wooden and carpeted staircase, the landing has a single panel radiator and the loft hatch, the loft is partially insulated.

### Bedroom One

11' 2" x 15' 9" ( 3.40m x 4.80m )

The master bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a single panel radiator, a picture aril, fitted carpet with grey decor and a cupboard housing the Glow-worm boiler and room for additional storage.

### Bedroom Two

7' 2" x 10' 6" ( 2.18m x 3.20m )

The second bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a single panel radiator, a picture rail and white and grey decor.

### Bedroom Three

7' 1" x 8' 1" ( 2.16m x 2.46m )

The third bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a single panel radiator, a picture rail and a fitted carpet.

### Bathroom

7' 1" x 9' 7" ( 2.16m x 2.92m )

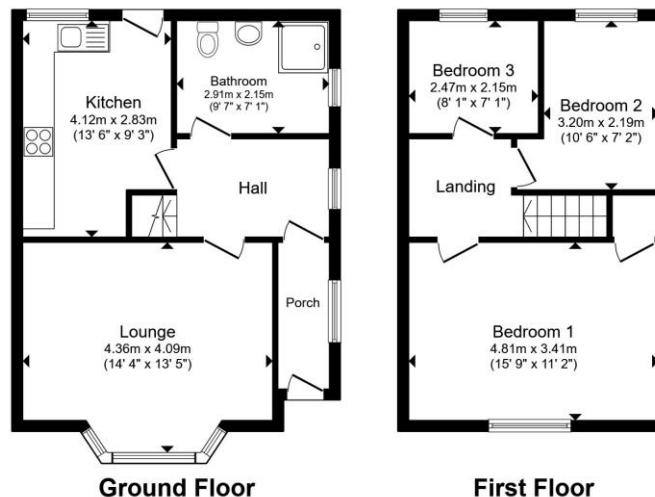
The bathroom has a UPVC double glazed window to the side aspect, a corner shower cubicle, a pedestal wash hand basin, a WC, a double panel radiator and partially tiled walls with vinyl flooring.

### Front Garden

The front has a block paved driveway offering off road parking and a pebble area.

### Rear Garden

The rear garden is fully fenced with a flagged patio area, a lawn area with flower beds, a shed and an outdoor tap.



Total floor area 81.3 m<sup>2</sup> (876 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](http://www.propertybox.io)

 jones & chapman



**view this property online** [jonesandchapman.co.uk/Property/LSU108554](http://jonesandchapman.co.uk/Property/LSU108554)



**welcome to**

## **The Boulevard, Great Sutton Ellesmere Port**

- Well Presented Semi-Detached Family Home
- Three Bedrooms & Family Bathroom
- Lounge & Kitchen
- Off Road Parking
- Popular Residential Area

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £220,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/LSU108554](https://jonesandchapman.co.uk/Property/LSU108554)



Property Ref:  
LSU108554 - 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.

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.

  
**jones & chapman**



**0151 339 4878**



[LittleSutton@jonesandchapman.co.uk](mailto:LittleSutton@jonesandchapman.co.uk)



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



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**