





Southfield Road, Little Sutton Ellesmere Port CH66 1PL

jones & chapman

welcome to

Southfield Road, Little Sutton Ellesmere Port

Jones & Chapman are pleased to present this extended three/four-bedroom semi-detached family home, positioned within a quiet cul-de-sac in a popular residential area of Little Sutton. Call us today to arrange your viewing!





Jones & Chapman are pleased to present this extended three/four-bedroom semi-detached family home, positioned within a quiet cul-de-sac in a popular residential area of Little Sutton. Southfield Road is conveniently located close to local shops, transport links and everyday amenities, and lies within the catchment area for well-regarded primary and secondary schools making it a fantastic choice for families.

The entrance hall leads to the lounge featuring a gas fire and double panel radiator. The breakfast kitchen is fitted with a range of wall, base and drawer units, a four-ring induction hob, single oven and an integrated dish washer and washing machine. The second reception room could be used as a study or even a fourth bedroom if needed. A useful downstairs shower room completed the ground floor.

The landing gives access to three bedrooms, the first two benefiting from fitted wardrobes, and all having radiators. The family bathroom comprises a panel bath, wash hand basin set within a vanity unit and WC.

Externally, the property benefits from extensive beautiful private gardens to the rear and side that are mainly laid to lawn with mature shrubs and fruit trees, and a wooden shed. There is a gravel driveway to the rear offering off road parking and a detached double garage.

An internal inspection is advised to appreciate what this home has to offer.

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
25' 11" x 11' 5" (7.90m x 3.48m)

Study/Fourth Bedroom
9' x 8' 7" (2.74m x 2.62m)

Breakfast Kitchen
13' 9" x 8' 7" (4.19m x 2.62m)

Downstairs Shower Room
8' 6" x 4' 11" (2.59m x 1.50m)

Landing

Bedroom One
15' x 11' 4" (4.57m x 3.45m)

Bedroom Two
11' 5" x 10' 8" (3.48m x 3.25m)

Bedroom Three
8' 6" x 6' 6" (2.59m x 1.98m)

Bathroom
6' 3" x 6' (1.91m x 1.83m)

Rear/Side Garden

Detached Garage







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welcome to

Southfield Road, Little Sutton Ellesmere Port

- Extended Semi Detached House
- Three/Four Bedrooms
- Two Reception Rooms & Kitchen
- Downstairs Shower Room & Family Bathroom
- Off Road Parking & Garage

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



Total floor area 130.0 m² (1,399 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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offers in excess of

£260,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LSU108841 - 0005

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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