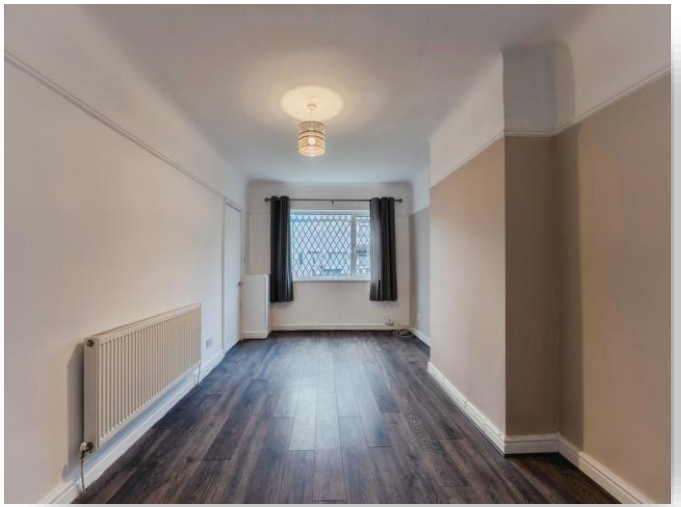






Brook Road, Great Sutton Ellesmere Port CH66 3PL

jones &
chapman

welcome to

Brook Road, Great Sutton Ellesmere Port

Jones & Chapman are thrilled to welcome to the market, with no onward chain, this three-bedroom end-terraced home positioned within a popular residential area of Great Sutton.





Jones & Chapman are thrilled to welcome to the market, with no onward chain, this three-bedroom end-terraced home positioned within a popular residential area of Great Sutton. Brook Road is conveniently positioned close to local shops and everyday amenities with Little Sutton train station close by offering easy access into both Liverpool and Chester. The property ideally lies within the catchment area for well-regarded primary and secondary schools making it a great choice for growing families.

The entrance hall leads to the lounge featuring wooden flooring and a double panel radiator. The kitchen-diner is fitted with a range of white gloss wall, base and drawer units with complementary black work surfaces, a four-ring induction hob, Beko oven, and extractor hood. The dining area has a double panel radiator, laminate flooring and double-glazed French doors leading to the rear. A useful downstairs toilet completes the ground floor.

To the first floor, the landing gives access to three bedrooms, all benefiting from fitted carpets and double panel radiators. The fully tiled family bathroom comprises a panel bath with an overhead shower, a pedestal wash hand basin and WC.

Externally, the property benefits from a private rear garden, while to the front there is a driveway providing off-road parking.

An early viewing is recommended to appreciate the potential and opportunity this home offers.

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

Lounge
18' 4" x 7' 1" (5.59m x 2.16m)

Kitchen Diner
14' 3" x 11' 10" (4.34m x 3.61m)

Downstairs W.C

Landing

Bedroom One
10' 5" x 10' 3" (3.17m x 3.12m)

Bedroom Two
10' 6" x 7' 9" (3.20m x 2.36m)

Bedroom Three
7' 7" x 7' (2.31m x 2.13m)

Bathroom
7' 7" x 4' 6" (2.31m x 1.37m)

Front Garden

Rear Garden







view this property online jonesandchapman.co.uk/Property/LSU109002

welcome to

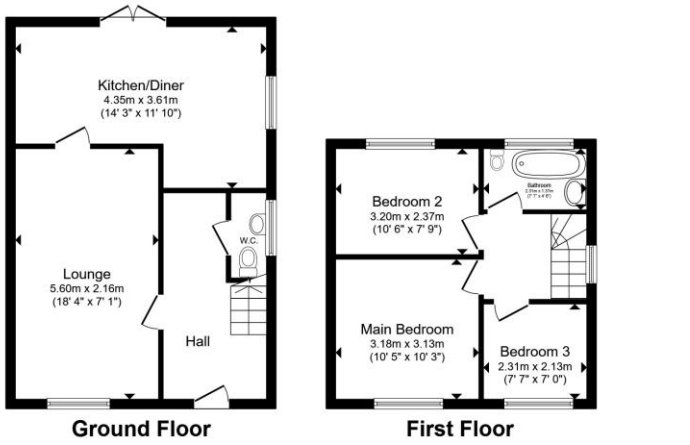
Brook Road, Great Sutton Ellesmere Port

- End-Terraced Home
- Three Bedrooms & Family Bathroom
- Lounge & Kitchen Diner
- Downstairs W.C
- Off Road Parking

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

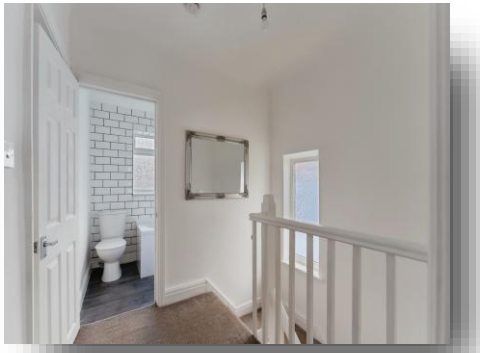
offers in excess of

£180,000



Total floor area 78.1 m² (841 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

jones & chapman









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU109002

The Property Ombudsman

Property Ref:
LSU109002 - 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

0151 339 4878

LittleSutton@jonesandchapman.co.uk

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

jonesandchapman.co.uk

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.