



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 rail, 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)

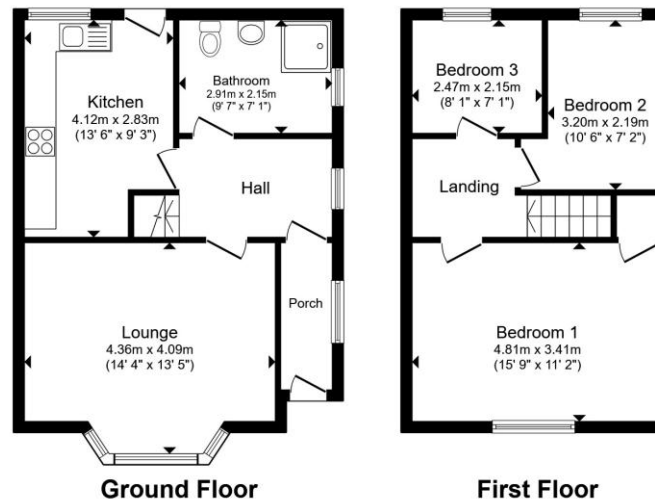
The bathroom has a UPVC double glazed window to the side aspect, a corner shower cubicle, a pedestal wash hand basin, a WC, a double panel radiator and partially tiled walls with vinyl flooring.

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 m² (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


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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

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

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



Property Ref:
LSU108554 - 0006

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