



Glenwood Road, Little Sutton Ellesmere Port CH66 3SD

welcome to

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Jones & Chapman are thrilled to welcome to the market this three-bedroom semi-detached home located within a popular residential area of Little Sutton. Call us today to arrange your viewing!



Jones & Chapman are thrilled to welcome to the market this three-bedroom semi-detached home located within a popular residential area of Little Sutton. Glenwood Road is conveniently located 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.

This home would suit first time buyers or growing families alike. The entrance hall leads to the lounge which features a fire set within a marble hearth, laminate flooring and a double panel radiator. The kitchen is fitted with a range of wooden wall, base and drawer units, a double oven, a four-ring gas hob, extractor, and a sliding door leading to the downstairs bathroom, which comprises a corner bath with overhead shower, pedestal wash hand basin and WC. The lean to has a door leading to the rear garden, it also has a useful utility area with plumbing for a washing machine.

The first-floor landing gives access to three bedrooms, all benefiting from fitted carpets and radiators.

Externally, the property benefits from a private rear garden, whilst to the front there is a flagged driveway offering off road parking.

An early viewing is recommended to avoid missing out.

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

14' 10" x 11' 11" (4.52m x 3.63m)

Kitchen

12' x 7' 3" (3.66m x 2.21m)

Downstairs Bathroom

7' 3" x 5' 5" (2.21m x 1.65m)

Lean To

Landing

Bedroom One

18' 3" x 8' 10" (5.56m x 2.69m)

Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m)

Bedroom Three

8' 2" x 7' 3" (2.49m x 2.21m)

Front Garden

Rear Garden



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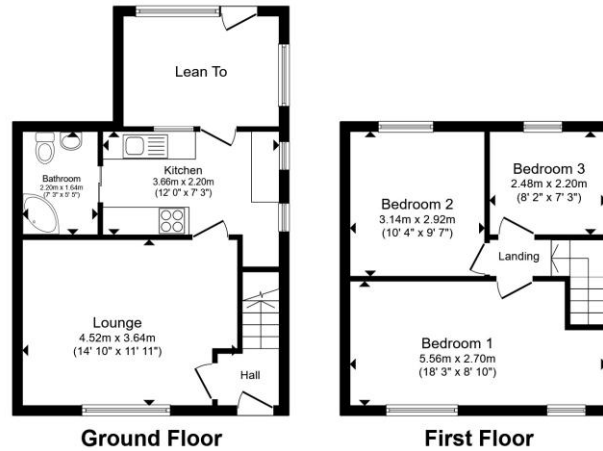


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Glenwood Road, Little Sutton Ellesmere Port

- Semi-Detached House
- Three Bedrooms & Downstairs Bathroom
- Lounge, Kitchen & Lean To
- Off Road Parking
- Brick Built Outhouse

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



Total floor area 74.5 m² (802 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

offers in excess of
£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108770 - 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 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



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



jonesandchapman.co.uk