



**Debra Close, Great Sutton Ellesmere Port CH66 4SH**



**welcome to**

**Debra Close, Great Sutton Ellesmere Port**

Jones & Chapman are pleased to welcome onto the market this three bedroom semi detached house ideally situated in a cul-de-sac location. Call us today to arrange your viewing!



Jones & Chapman are pleased to welcome onto the market this three bedroom semi detached house ideally situated in a cul-de-sac location. The property comes to the market with no onward chain and would be perfect for growing families with well-regarded primary and secondary schools close by. There are also local shops, restaurants and other amenities in Great Sutton as well as great road and rail links.

The property offers well-proportioned accommodation and provides a fantastic opportunity for buyers looking to modernise and personalise a home to their own taste. The entrance hall leads to the lounge featuring a fireplace, laminate flooring and a raised step to the third reception room. The dining room has laminate flooring and access to the conservatory. The kitchen diner is fitted with a range of wall, base and drawer units, an integrated fridge freezer and space for other appliances. To the first floor, the landing gives access to three bedrooms, all benefiting from mirrored wardrobes, laminate flooring and single panel radiators. The fully tiled family bathroom comprises a P shaped panel bath, 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 and access to the garage.

An internal viewing is essential to avoid missing out!

**Entrance Hall**

**Lounge**

**Dining Room**

**Third Reception Room**

**Kitchen Diner**

**Conservatory**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Front Garden**

**Rear Garden**

**Garage**



**view this property online** [jonesandchapman.co.uk/Property/LSU108634](http://jonesandchapman.co.uk/Property/LSU108634)



welcome to

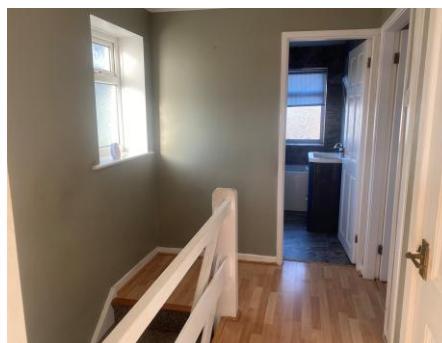
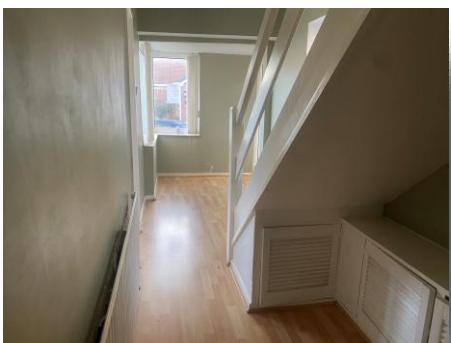
## Debra Close, Great Sutton Ellesmere Port

- No Onward Chain
- Semi-Detached Family Home
- Three Bedrooms & Family Bathroom
- Three Reception Rooms
- Kitchen/Diner & Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£220,000**



**view this property online** [jonesandchapman.co.uk/Property/LSU108634](http://jonesandchapman.co.uk/Property/LSU108634)

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.



Property Ref:  
LSU108634 - 0007

Please note the marker reflects the postcode not the actual property

 **jones & chapman**



**0151 339 4878**



LittleSutton@jonesandchapman.co.uk



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



**jonesandchapman.co.uk**