





Baker Drive, Great Sutton Ellesmere Port CH66 4QU

jones & chapman

welcome to

Baker Drive, Great Sutton Ellesmere Port

Jones & Chapman are delighted to present this three-bedroom semi-detached family home located in the sought after area of Great Sutton Call us today to arrange your viewing!





Jones & Chapman are delighted to present this three-bedroom semi-detached family home located in the sought after area of Great Sutton. Offered with no onward chain, this property on Baker Drive represents a fantastic opportunity for buyers looking to make a home their own. Perfectly positioned for growing families, the home is situated within the catchment area for highly regarded primary and secondary schools. You'll also enjoy easy access to local shops, restaurants, and essential travel links, all while benefiting from a quiet residential setting. The property has full central heating and double glazing.

The entrance hall leads to the lounge which features an electric fireplace, a radiator and fitted carpet. The dining room has laminate flooring and a double panel radiator. The kitchen is fitted with a range of white wall, base and drawer units, with complementary black work surfaces, a four-ring gas hob, electric oven, Baxi boiler and space for additional appliances

The landing gives access to three bedrooms, all benefiting from fitted carpets and radiators. The family bathroom comprises a shower cubicle, and pedestal wash hand basin with a convenient separate WC.

Externally, the property benefits from a private garden to the rear which overlooks open fields, while to the front there is a driveway providing off-road parking and access to the longer than average garage.

Viewing is essential to fully appreciate the potential and position of this lovely family home.

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' 7" x 12' (4.45m x 3.66m)

Dining Room
13' 3" x 10' 1" (4.04m x 3.07m)

Kitchen
12' 6" x 8' 4" (3.81m x 2.54m)

Landing

Bedroom One
13' 11" x 11' (4.24m x 3.35m)

Bedroom Two
12' 6" x 11' (3.81m x 3.35m)

Bedroom Three
8' 3" x 6' 5" (2.51m x 1.96m)

Bathroom
6' 5" x 5' 9" (1.96m x 1.75m)

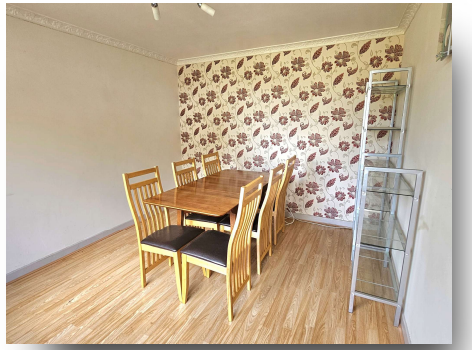
Separate W.C

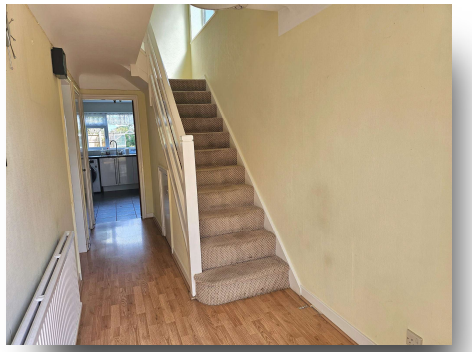
Front Garden

Rear Garden

Garage
30' 9" x 9' 2" (9.37m x 2.79m)







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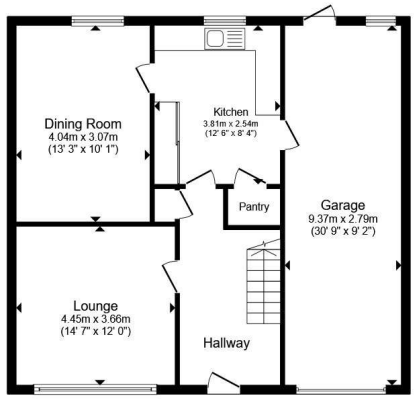
Baker Drive, Great Sutton Ellesmere Port

- NO ONWARD CHAIN
- Semi-Detached Family Home
- Three Bedrooms
- Family Bathroom With Separate W.C
- Lounge, Dining Room & Kitchen

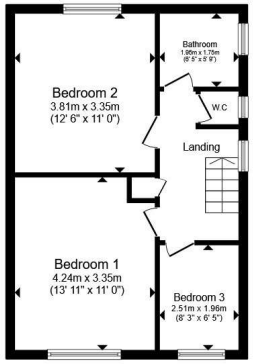
Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£240,000



Ground Floor

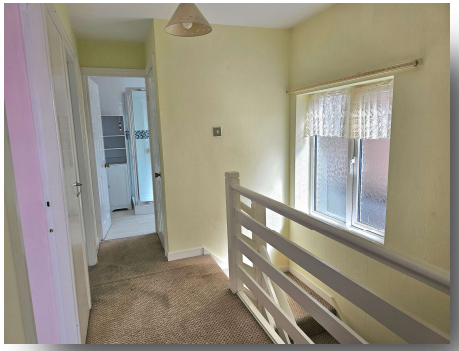


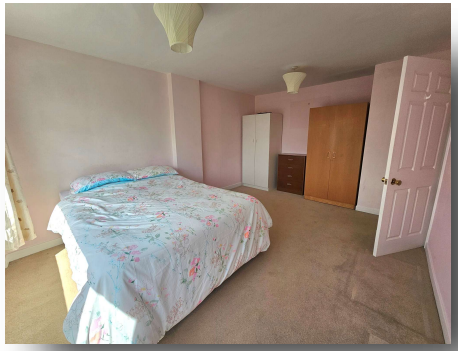
First Floor

Total floor area 122.3 m² (1,317 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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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LSU108809 - 0012

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.

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