



**Hawthorn Road, Little Sutton Ellesmere Port CH66 1PS**

**welcome to**

**Hawthorn Road, Little Sutton Ellesmere Port**

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



Jones & Chapman are excited to welcome to the market this two-bedroom semi-detached home, positioned within a popular residential area of Little Sutton. Hawthorn Road is conveniently located close to local amenities in Little Sutton village including shops, restaurants and an independent coffee shop. Transport links include Little Sutton train station which offers easy access to Chester and Liverpool. For growing families, the property lies within the catchment area for well-regarded primary and secondary schools.

The property provides an excellent opportunity for buyers looking to purchase their first home. The entrance hall leads to the lounge which features a gas fire and fitted carpet. The kitchen diner is fitted with a range of blue wall, base and drawer units with complementary grey speckled work surfaces, a convenient pantry under the stairs, and a door leading to the rear garden.

To the first floor, the landing gives access to two bedrooms, both benefiting from fitted carpets and radiators. The family bathroom comprises a bath with an overhead shower, a wash hand basin set within a vanity unit and WC.

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

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

### **Entrance Hall**

### **Lounge**

14' 10" x 13' 5" ( 4.52m x 4.09m )

### **Kitchen Diner**

18' 1" x 15' 7" ( 5.51m x 4.75m )

### **Landing**

### **Bedroom One**

17' 1" x 9' 5" ( 5.21m x 2.87m )

### **Bedroom Two**

10' 10" x 9' 5" ( 3.30m x 2.87m )

### **Bathroom**

7' 1" x 5' 5" ( 2.16m x 1.65m )

### **Front Garden**

### **Rear Garden**



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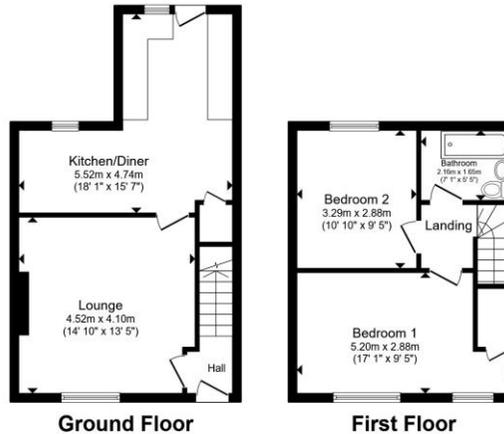
## Hawthorn Road, Little Sutton Ellesmere

### Port

- Semi-Detached Home
- Two Bedrooms & Bathroom
- Lounge & Kitchen Diner
- Off Road Parking
- Popular Residential Area

Tenure: Freehold EPC Rating: E

Council Tax Band: A



# £180,000

Total floor area 71.8 m<sup>2</sup> (773 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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Property Ref:  
LSU108715 - 0004

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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.

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