





Brightsmith Road, Little Sutton Ellesmere Port CH66 4BT

jones & chapman

welcome to

Brightsmith Road, Little Sutton Ellesmere Port

Jones & Chapman are excited to welcome to the market this beautifully presented four bedroom family home. An early viewing is advised to avoid missing out. Call us today to arrange your viewing!





Jones & Chapman are excited to welcome to the market this beautifully presented four bedroom family home. The property is modern throughout, offering a turnkey opportunity with little to no work required for the next lucky owner. Brightsmith Road is located within the highly sought after Ledsham Garden Village development. Little Sutton Village is just a short drive away and provides a wide range of amenities, including shops, local cafes, well regarded schools and excellent transport links. Little Sutton train station offers easy access to both Liverpool and Chester, making this an ideal location for commuter and families alike.

The property briefly comprises: Entrance hall, lounge, kitchen diner, downstairs WC and utility room to the ground floor, upstairs there are four bedrooms with the master boasting an en-suite and the family bathroom. Externally there is a private garden to the rear, integral garage and driveway to the front offering off road parking with the addition of an EV charging point.

An early viewing of this stunning family home is highly recommended to avoid missing out!

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

Entrance Hall

Cloakroom

Living Room
10' 10" x 15' 2" (3.30m x 4.62m)

Kitchen/Diner
18' 6" x 11' 3" (5.64m x 3.43m)

Downstairs Toilet
5' 8" x 3' 5" (1.73m x 1.04m)

Utility Room
7' 6" x 5' 9" (2.29m x 1.75m)

Bedroom One
11' 1" x 13' 7" (3.38m x 4.14m)

Bedroom One En-Suite
5' 6" x 6' 4" (1.68m x 1.93m)

Bedroom Two
12' 3" x 10' 2" (3.73m x 3.10m)

Bedroom Three
9' 3" x 13' 6" (2.82m x 4.11m)

Bedroom Four
12' 4" x 8' 5" (3.76m x 2.57m)

Family Bathroom
8' 8" x 6' 3" (2.64m x 1.91m)

Front Garden

Rear Garden

Garage
19' 5" x 10' 11" (5.92m x 3.33m)







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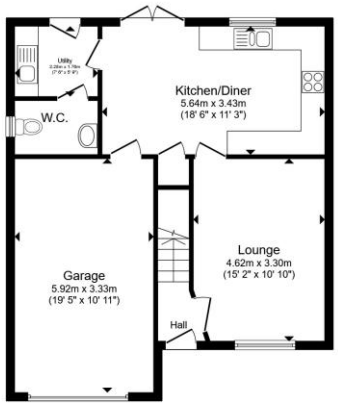
welcome to

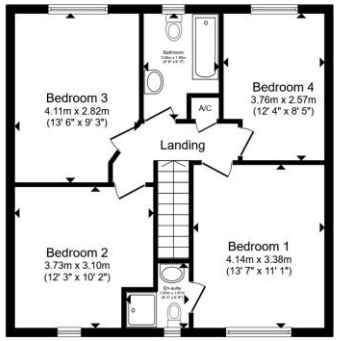
Brightsmith Road, Little Sutton Ellesmere Port

- Well Presented Detached Family Home
- Four Bedrooms With En-Suite To The Master
- Downstairs WC & Utility Room
- Lounge & Kitchen Diner
- Off Road Parking & Integral Garage

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



Ground Floor



First Floor

Total floor area 129.7 m² (1,396 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

£350,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LSU109001 - 0004

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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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.