



**Budworth Road, Great Sutton Ellesmere Port CH66 2RJ**

**welcome to**

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Jones & Chapman are pleased to present to the market this three-bedroom detached family home positioned within a popular residential area of Great Sutton. Call us today to arrange your viewing!



Jones & Chapman are pleased to present to the market this three-bedroom detached family home positioned within a popular residential area of Great Sutton. Budworth Road is conveniently located close to local shops, transport links and everyday amenities, and lies within the catchment area for well-regarded primary and secondary schools, making it an ideal choice for families.

The property offers an excellent opportunity for those looking for a home they can move straight into. The porch leads to the lounge which features laminate flooring and opens to the dining room which has grey laminate flooring. The kitchen is fitted with a range of grey gloss wall, base and drawer units, a double oven, four ring induction hob, extractor, an integrated dishwasher and an integrated fridge freezer. A useful downstairs WC completes the ground floor.

The first-floor landing gives access to three bedrooms, the first two benefiting from mirrored wardrobes and the third a fitted cupboard over the stairs. All bedrooms have fitted carpets and double panel radiators. The family bathroom comprises a P shaped bath with an overhead chrome shower, and a wash hand basin and WC set within a vanity unit.

Externally, the property benefits from a private rear garden. There is also a driveway providing off-road parking and access to the separate garage.

An early viewing is essential to truly appreciate what this property has to offer.

## Entrance Hall

### Lounge

15' 2" x 10' 8" ( 4.62m x 3.25m )

### Dining Room

9' 9" x 8' 10" ( 2.97m x 2.69m )

### Kitchen

9' 6" x 7' 10" ( 2.90m x 2.39m )

### Downstairs W.C

### Landing

### Bedroom One

13' 2" x 9' 7" ( 4.01m x 2.92m )

### Bedroom Two

11' 9" x 9' 7" ( 3.58m x 2.92m )

### Bedroom Three

9' 5" x 7' 2" ( 2.87m x 2.18m )

### Bathroom

7' 2" x 5' 7" ( 2.18m x 1.70m )

### Front Garden

### Rear Garden

### Garage



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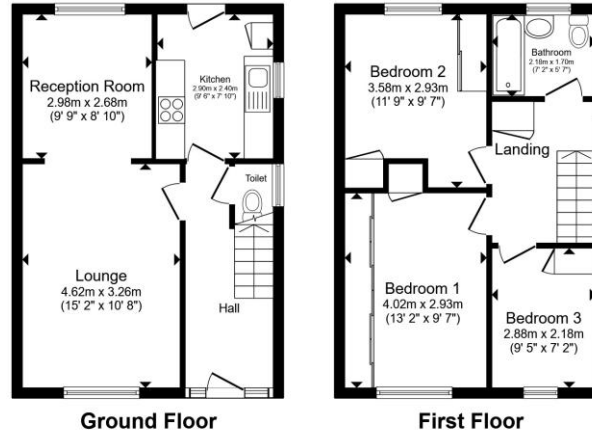
welcome to

## Budworth Road, Great Sutton Ellesmere Port

- Detached Family Home
- Three Bedrooms & Family Bathroom
- Lounge, Dining Room & Kitchen
- Downstairs W.C
- Off Road Parking & Garage

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

offers in the region of  
**£280,000**



Total floor area 79.8 m<sup>2</sup> (859 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:  
LSU108742 - 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.

jones & chapman



**0151 339 4878**



[LittleSutton@jonesandchapman.co.uk](mailto:LittleSutton@jonesandchapman.co.uk)



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



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