



Summertrees Road, Great Sutton ELLESMERE PORT CH66 2RP

welcome to

Summertrees Road, Great Sutton ELLESMERE PORT

Jones & Chapman are pleased to present this three-bedroom semi-detached family home, offered to the market with no onward chain. Call us today to arrange your viewing!



Jones & Chapman are pleased to present this three-bedroom semi-detached family home, offered to the market with no onward chain. Summertrees Road is positioned within a popular residential area of Great Sutton and is perfectly located within walking distance of the parade of shops on Hope Farm Road, takeaways, public houses and Hope Farm Medical Centre. There are also great bus routes nearby. The home lies within the catchment area for well-regarded primary and secondary schools making it an ideal choice for growing families!

The entrance hall leads to the lounge which has laminate flooring. The kitchen-diner has one and a half stainless steel sink and drainer, a four-ring gas hob, oven, extractor and an under stairs cupboard. There is a UPVC double glazed door to the side leading to the garden.

To the first floor, the landing gives access to three bedrooms, all benefiting from fitted carpets and single panel radiators. The partially tiled family bathroom comprises a panel bath with an overhead Triton shower and glass screen, pedestal wash hand basin and WC.

Externally, the property benefits from a private gated rear garden, while to the front there is a driveway providing off-road parking and access to the detached garage.

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

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

13' 7" x 13' 5" (4.14m x 4.09m)

Kitchen Diner

16' 3" x 8' 11" (4.95m x 2.72m)

Landing

Bedroom One

13' 6" x 9' 7" (4.11m x 2.92m)

Bedroom Two

9' 7" x 9' 5" (2.92m x 2.87m)

Bedroom Three

7' 8" x 6' 3" (2.34m x 1.91m)

Bathroom

6' 3" x 6' (1.91m x 1.83m)

Front Garden

Rear Garden



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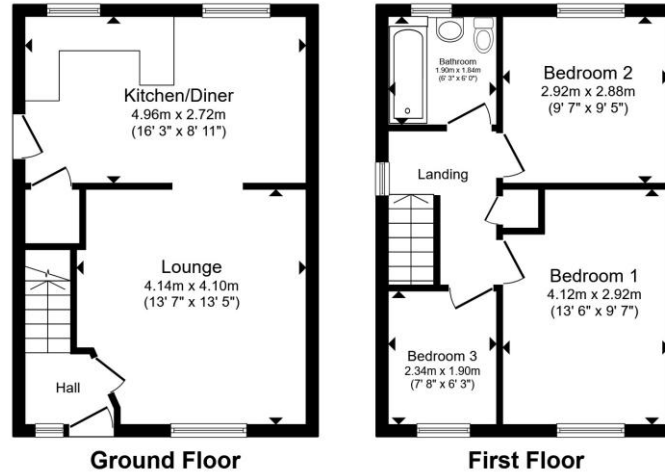


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Summertrees Road, Great Sutton ELLESMERE PORT

- No Onward Chain
- Three Bedrooms & Family Bathroom
- Lounge & Kitchen Diner
- Off Road Parking
- Detached Garage

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



£210,000

Total floor area 70.2 m² (756 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:
LSU108771 - 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.

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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