





Shepton Road, Great Sutton Ellesmere Port CH66 4SJ

jones & chapman

welcome to

Shepton Road, Great Sutton Ellesmere Port

Jones & Chapman are thrilled to welcome to the market, with no onward chain, this three-bedroom semi-detached family home located in a sought-after residential area of Great Sutton. Call us today to arrange your viewing!





Jones & Chapman are thrilled to welcome to the market this three-bedroom semi-detached family home located in a sought-after residential area of Great Sutton. Offered with no onward chain, this property on Shepton Road provides a fantastic opportunity for buyers looking to make a home their own. The property is situated within the catchment area for highly regarded primary and secondary schools making it an ideal choice for families. There is also easy access to local shops, restaurants, and essential travel links.

The entrance hall leads to the lounge which features a gas fire, a radiator and fitted carpet. The dining room has fitted carpet, a double panel radiator, and French doors leading to the rear garden. The kitchen is fitted with a range of wooden wall, base and drawer units, a stainless-steel sink and drainer, extractor, pantry, Vaillant boiler and space for additional appliances

The first-floor landing gives access to three bedrooms, all benefiting from fitted carpets and radiators. The family bathroom comprises a panel bath with an overhead shower, a pedestal wash hand basin, and a convenient separate WC.

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

An early viewing is advised to fully appreciate the potential and position of this lovely family home.

Agents Note
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

Lounge
14' 1" x 12' 1" (4.29m x 3.68m)

Dining Room
13' x 10' 10" (3.96m x 3.30m)

Kitchen
9' 9" x 8' (2.97m x 2.44m)

Landing

Bedroom One
15' 10" x 11' 3" (4.83m x 3.43m)

Bedroom Two
11' 3" x 11' 3" (3.43m x 3.43m)

Bedroom Three
9' 5" x 7' 3" (2.87m x 2.21m)

Bathroom
7' 3" x 5' 11" (2.21m x 1.80m)

Separate W.C

Front Garden

Rear Garden

Garage







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welcome to

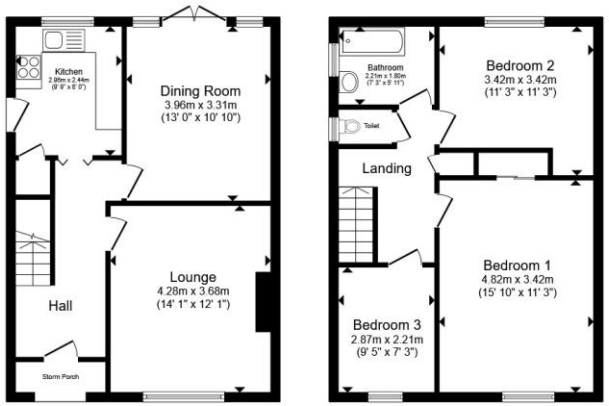
Shepton Road, Great Sutton Ellesmere Port

- No Onward Chain
- Semi-Detached Family Home
- Three Bedrooms
- Family Bathroom With Separate W.C
- Dining Room, Lounge & Kitchen

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

offers in the region of

£230,000



Total floor area 96.3 m² (1,037 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:
LSU108953 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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