





Church Lane, Great Sutton Ellesmere Port CH66 4RG

jones & chapman

welcome to

Church Lane, Great Sutton Ellesmere Port

Jones & Chapman are pleased to welcome to the market this three-bedroom detached bungalow, situated in a popular residential area of Great Sutton. Call us today to arrange your viewing!





Jones & Chapman are pleased to welcome to the market this three-bedroom detached bungalow, situated in a popular residential area of Great Sutton. Church Lane is conveniently located close to local shops, great transport links including Little Sutton train station giving easy access into Liverpool and Chester and everyday amenities.

The property provides an excellent opportunity for buyers looking for a bungalow that is ready to move straight into. The entrance hall leads to the lounge which features a brick fireplace, two radiators, and fitted carpet. The kitchen is fitted with a range of cream wall, base and drawer units with complementary black work surfaces, a double oven, space for additional appliances, and a door to the side opening to the rear garden.

There are three bedrooms, the master benefiting from fitted wardrobes, fitted carpet and a single panel radiator. The second bedroom has laminate flooring and a single panel radiator and the third bedroom has fitted carpet and a single panel radiator. The bathroom has a four-piece suite comprising, a bath, a large shower and a wash hand basin and WC set within a vanity unit.

Externally, the property benefits from a private rear garden which is gated to the front, 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 fully appreciate this lovely bungalow.

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
22' 5" x 14' 2" (6.83m x 4.32m)

Kitchen
11' 9" x 9' 11" (3.58m x 3.02m)

Bedroom One
12' x 11' 6" (3.66m x 3.51m)

Bedroom Two/Dining Room
11' 6" x 9' 11" (3.51m x 3.02m)

Bedroom Three
9' 1" x 8' 11" (2.77m x 2.72m)

Bathroom
9' 11" x 6' 8" (3.02m x 2.03m)

Front Garden

Rear Garden

Detached Garage







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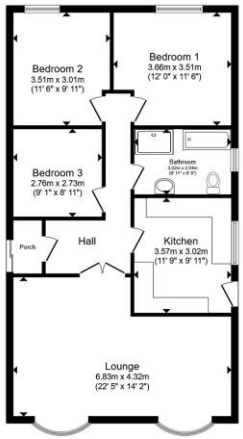
Church Lane, Great Sutton Ellesmere Port

- Well Maintained Detached Bungalow
- Three Bedrooms & Family Bathroom
- Lounge & Kitchen
- No Onward Chain
- Off Road Parking

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

offers in excess of

£350,000



Total floor area 86.1 m² (926 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:
LSU108997 - 0003

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.

jones & chapman

0151 339 4878

LittleSutton@jonesandchapman.co.uk

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

jonesandchapman.co.uk