



Links Avenue, Little Sutton Ellesmere Port CH66 1QS

welcome to

Links Avenue, Little Sutton Ellesmere Port

Jones & Chapman are pleased to welcome onto the market, with no onward chain, this three bedroom mid-terraced house. Please call our office to arrange your viewing today!



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

Upon entering the property through the UPVC double glazed front door, you will find wooden flooring, the consumer unit and electric meter and a double panel radiator.

Living Room

11' 9" x 17' 9" (3.58m x 5.41m)

The living room features a window and door into the conservatory, a brick fireplace currently with no fire, a single panel radiator, wooden flooring, wooden cladding to the ceiling and a serving hatch into the kitchen.

Second Reception Room

8' 9" x 10' (2.67m x 3.05m)

The second reception room features tiled flooring, the door to the garage and the door to the storage cupboard.

Kitchen

17' 9" x 6' 5" (5.41m x 1.96m)

The kitchen features a UPVC double glazed window and door to the conservatory, a range of wall, base and drawer units with complementary black work surfaces, one and a half ceramic sink, a single panel radiator, tiled flooring, and a ceiling fan light.

Conservatory

14' 7" x 8' 8" (4.45m x 2.64m)

The conservatory features floor to ceiling windows and door, a wall heater, laminate flooring and a door leading to the rear garden.

Downstairs Shower Room

5' 9" x 4' 5" (1.75m x 1.35m)

The downstairs shower room features a shower cubicle, a WC, a small wash hand basin, a ladder style radiator, tiled walls and flooring and a shaver point.

Landing

Access to the first floor via an open slatted wooden staircase with a metal banister, the landing has tiled flooring.

Bedroom One

11' 9" x 12' 4" (3.58m x 3.76m)

The master bedroom features a large UPVC double glazed window, wooden floor boards, a single panel radiator, a fitted cupboard area and a single glazed door to the rear balcony which has a metal rail and tarmac floor.

Bedroom Two

15' 8" x 10' 2" (4.78m x 3.10m)

The second bedroom features a large UPVC double glazed window to the front aspect, wooden floor boards, a single panel radiator, a fitted cupboard and the loft hatch.

Bedroom Three

8' 3" x 11' 6" (2.51m x 3.51m)

The third bedroom features a UPVC double glazed window to the front aspect, carpet tiles, a single panel radiator, and a fitted cupboard over the stairwell.

Bathroom

6' 6" x 8' 8" (1.98m x 2.64m)

The bathroom features a UPVC double glazed window to the rear, a double shower cubicle with a modern chrome shower and glass screen, a WC, a pedestal wash hand basin, a single panel radiator and fully tiled walls and flooring.

Front Garden

The front offers off road parking and access to the garage.

Rear Garden

The rear garden is fully fenced for privacy with a flagged patio area, trees and shrubs and an outdoor tap.

Garage

13' 7" x 7' 8" (4.14m x 2.34m)

The garage has an up and over door with a concrete floor, sockets, lighting and an internal door.



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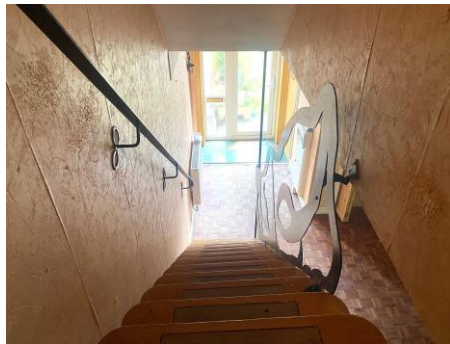
welcome to

Links Avenue, Little Sutton Ellesmere Port

- No Onward Chain
- Three Bedroom Mid-Terraced House
- Two Reception Rooms, Kitchen & Conservatory
- Downstairs Shower Room & Family Bathroom
- In Need Of Modernisation

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

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108582 - 0007

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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