



Hillfield Road, Little Sutton Ellesmere Port CH66 1JA

welcome to

Hillfield Road, Little Sutton Ellesmere Port

Jones & Chapman are pleased to welcome this three-bedroom semi-detached family home located in a popular residential area of Little Sutton. Call us today to arrange your viewing!



Jones & Chapman are pleased to welcome to the market this three-bedroom semi-detached family home located in a popular residential area of Little Sutton. Hillfield Road is conveniently positioned close to local shops and everyday amenities with Little Sutton train station close by offering easy access into both Liverpool and Chester. The home also lies within the catchment area for well-regarded primary and secondary schools making it an ideal choice for families.

The entrance porch leads to the hallway giving access to the lounge which features a log burner with a tiled hearth and brick surround and a single panel radiator. The dining room has a brick build archway to the lounge and sliding patio doors leading to the rear garden. The kitchen is fitted with a range of wooden wall, base and drawer units, a double oven, a four-ring gas hob, extractor hood, a pantry with the electric meter inside and a side door leading to the rear garden.

The first-floor landing gives access to the loft which has a built-in ladder, is insulated and part boarded. There are three bedrooms, all benefiting from fitted carpets and radiators. The shower room has a corner shower cubicle, a pedestal wash hand basin and WC.

Externally, the property benefits from a private rear garden, whilst to the front there is a concrete patterned driveway offering off road parking and access to the garage.

An early viewing is advised to avoid missing out!

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 Porch

Entrance Hall

Lounge

14' 8" x 12' 6" (4.47m x 3.81m)

Dining Room

11' 4" x 8' 10" (3.45m x 2.69m)

Kitchen

11' 1" x 9' 1" (3.38m x 2.77m)

Landing

Bedroom One

13' 9" x 9' 11" (4.19m x 3.02m)

Bedroom Two

11' 10" x 11' (3.61m x 3.35m)

Bedroom Three

7' 8" x 7' 6" (2.34m x 2.29m)

Shower Room

7' 10" x 6' 7" (2.39m x 2.01m)

Front Garden

Rear Garden

Garage



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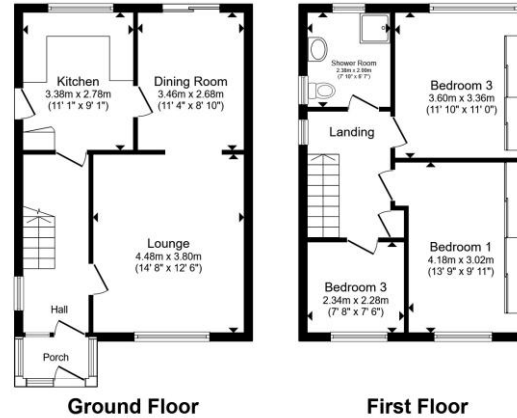
Hillfield Road, Little Sutton Ellesmere Port

- NO ONWARD CHAIN
- Semi-Detached Family Home
- Three Bedrooms & Shower Room
- Lounge, Dining Room & Kitchen
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£200,000



Total floor area 89.4 m² (962 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:
LSU108838 - 0005

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



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