



Foxall Way, Great Sutton Ellesmere Port CH66 2GT

welcome to

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Jones & Chapman are pleased to welcome this three/four bedroom detached family home, offered to the market with no onward chain, and positioned within a popular residential area of Great Sutton. Call us today to arrange your viewing!



Jones & Chapman are pleased to welcome this three/four bedroom detached family home, offered to the market with no onward chain, and positioned within a popular residential area of Great Sutton. Foxall Way is conveniently located close to local shops, transport links and everyday amenities, and lies within the catchment area for well-regarded primary and secondary schools making it an ideal choice for families.

The property provides an excellent opportunity for buyers looking to personalise a home to their own taste. The entrance hall leads to the lounge which has a window to the front and a radiator. The dining room has a radiator and French doors leading to the garden. The third reception room can be used as a fourth bedroom and has a window to the front and a radiator. The kitchen is fitted with a range of grey wall, base and drawer units, a Zanussi single oven and a four-ring induction hob. The utility room has fitted cupboards and a Baxi boiler. There is also a downstairs WC.

The landing gives access to three bedrooms, the master benefiting from a radiator and an en-suite. The other two bedrooms both benefit from radiators. The family bathroom comprises a panel bath with an overhead shower attachment, a pedestal wash hand basin and WC.

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

An internal inspection is recommended to appreciate the 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 10' 1" (4.14m x 3.07m)

Dining Room

10' x 7' 9" (3.05m x 2.36m)

Reception Room/Bedroom Four

12' 2" x 8' 10" (3.71m x 2.69m)

Kitchen

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

Utility Room

9' x 5' 1" (2.74m x 1.55m)

Downstairs W.C

Landing

Bedroom One

12' 10" x 9' (3.91m x 2.74m)

En-Suite

Bedroom Two

10' 5" x 7' 10" (3.17m x 2.39m)

Bedroom Three

9' 5" x 6' 8" (2.87m x 2.03m)

Bathroom

6' 4" x 5' 11" (1.93m x 1.80m)

Front Garden

Rear Garden



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welcome to

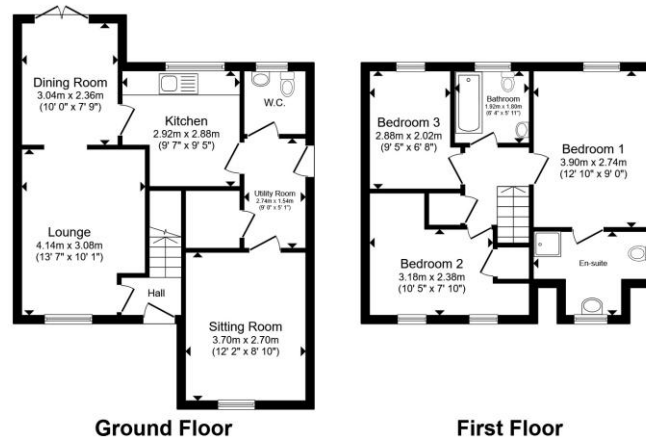
Foxall Way, Great Sutton Ellesmere Port

- Detached Family Home
- Three/Four Bedrooms With En-Suite To The Master
- Two/Three Reception Room
- Kitchen & Utility Room
- Downstairs W.C

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

offers in excess of

£290,000



Total floor area 93.9 m² (1,011 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:
LSU108649 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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