



Cardiff Close, Great Sutton Ellesmere Port CH66 2GR

welcome to

Cardiff Close, Great Sutton Ellesmere Port

Jones & Chapman are pleased to present this four-bedroom detached family home, positioned within a quiet cul-de-sac in a popular residential area of Great Sutton. Call our office today to book your viewing!



Jones & Chapman are pleased to present this four-bedroom detached family home, positioned within a quiet cul-de-sac in a popular residential area of Great Sutton. Cardiff Close is conveniently located close to local shops, fantastic transport links including Capenhurst train station giving easy access into both Liverpool and Chester, and other everyday amenities. The property lies within the catchment area for well-regarded primary and secondary schools making it an ideal family home.

The entrance porch leads to the open plan lounge featuring a electric fire with a marble surround, double and single panel radiators and under stairs storage. The dining room has a fitted carpet and double panel radiator. The kitchen is fitted with a range of cream wall, base and drawer units, a five-ring gas hob, Neff oven, Baxi boiler, and space for additional appliances. There are patio doors leading to the conservatory which has tiled flooring and a polycarbonate roof. A convenient downstairs WC completes the ground floor.

The first-floor landing gives access to four bedrooms with the master benefiting from a walk in wardrobe which was previously an en-suite. All bedrooms have radiators and fitted carpet. The family bathroom comprises a four-piece suite including a shower cubicle, panel bath, a pedestal wash hand basin and WC.

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

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

Downstairs W.C

Lounge

22' 5" x 15' 1" (6.83m x 4.60m)

Kitchen

15' 5" x 8' 7" (4.70m x 2.62m)

Dining Room

16' 4" x 6' 6" (4.98m x 1.98m)

Conservatory

13' x 6' 11" (3.96m x 2.11m)

Landing

Bedroom One

16' 2" x 8' 3" (4.93m x 2.51m)

Walk in wardrobe

Bedroom Two

9' 3" x 7' 5" (2.82m x 2.26m)

Bedroom Three

9' 3" x 6' 5" (2.82m x 1.96m)

Bedroom Four

7' 5" x 6' 3" (2.26m x 1.91m)

Front Garden

Rear Garden



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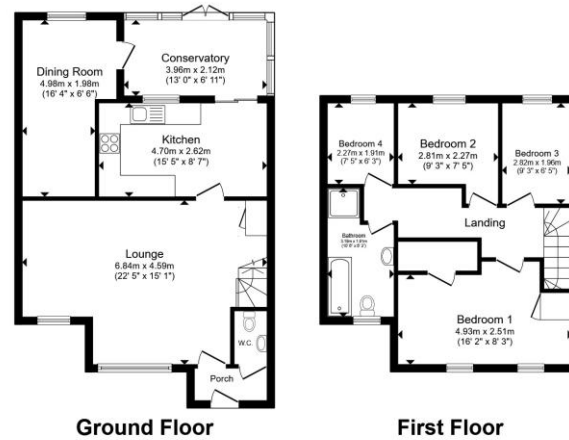
- Detached Family Home
- Four Bedrooms with a dressing room to the master
- Lounge, Dining Room, Kitchen & Conservatory
- Family Bathroom & Downstairs WC
- Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£325,000



Total floor area 112.6 m² (1,212 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:
LSU108803 - 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



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