



Sutton Way, Great Sutton Ellesmere Port CH65 7DT

welcome to

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Jones & Chapman are pleased to welcome to the market this one-bedroom third-floor flat, situated on Sutton Way. Call us today to arrange your viewing!



Jones & Chapman are pleased to welcome to the market this one-bedroom third-floor flat, situated on Sutton Way. The property is ideally located within walking distance of local shops, restaurants, and other amenities. Excellent transport links are also close by, with bus stops situated directly outside, offering routes to Liverpool and Chester.

The entrance hall leads into the lounge, which features two UPVC double-glazed windows to the front and side aspects, two double-panel radiators, an electric fire, and grey fitted carpet. The kitchen is fitted with a range of white gloss wall, base, and drawer units, complemented by black mottled work surfaces. There is also a four-ring gas hob, oven, and Heatline boiler.

The landing benefits from a double-panel radiator, intercom system, and loft access. The bedroom has a UPVC double-glazed window to the side aspect, a double-panel radiator, grey fitted carpet, and two fitted cupboards. The bathroom comprises a panel bath with a Triton shower overhead, a pedestal wash hand basin, and WC.

Externally, the property benefits from communal gardens.

This property would be ideal for first-time buyers or investors alike, and an early viewing is advised to avoid missing out on this excellent opportunity.

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

16' 5" x 11' (5.00m x 3.35m)

Kitchen

9' x 6' 3" (2.74m x 1.91m)

Landing

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)

Bathroom

6' 3" x 5' 9" (1.91m x 1.75m)

Communal Gardens



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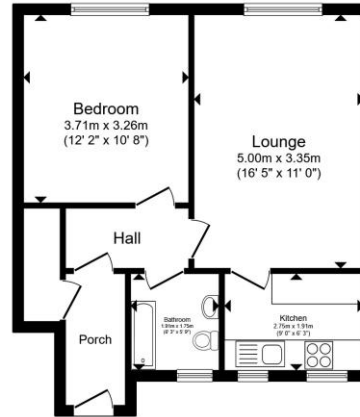
- One Bedroom Third Floor Flat
- Lounge, Kitchen & Bathroom
- Communal Gardens
- Great For First Time Buyers
- Great For Investors

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 577.94

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Apr 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 47.1 m² (506 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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£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108940 - 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



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