



**Philips Lane, Great Sutton Ellesmere Port CH66 4TP**

**welcome to**

**Philips Lane, Great Sutton Ellesmere Port**

Jones & Chapman are delighted to present this three-bedroom semi-detached family home, offered to the market with no onward chain and located in the sought-after residential area of Great Sutton. Call us to arrange your viewing today!



Jones & Chapman are delighted to present this three-bedroom semi-detached family home, offered to the market with no onward chain and located in the sought-after residential area of Great Sutton. Philips Lane is conveniently positioned close to local shops and amenities and falls within the catchment area for excellent primary and secondary schools.

The property presents an excellent opportunity for buyers looking to make a home their own. The entrance porch leads into the hallway, providing access to the lounge, which features a gas fire set within a marble hearth and surround, and wooden flooring. From here, there is access to the dining room, which opens into the conservatory. The kitchen is fitted with a range of cream wooden wall, base and drawer units and includes an integrated fridge and dishwasher, a four-ring gas hob and a double oven.

The first-floor landing provides access to three bedrooms, with the first benefiting from a fitted mirrored wardrobe. The third bedroom includes a cupboard housing the Baxi boiler. The fully tiled family bathroom features vinyl flooring and comprises a shower cubicle, a wash hand basin set within a white gloss vanity unit and a WC.

Externally, the property benefits from a private rear garden. To the front, the property is gated and features a block-paved driveway providing off-road parking and access to the detached garage.

An early viewing is highly recommended to fully appreciate all this family home offers.

### **Entrance Porch**

### **Entrance Hall**

### **Lounge**

14' 3" x 11' 6" ( 4.34m x 3.51m )

### **Dining Room**

12' 4" x 8' 5" ( 3.76m x 2.57m )

### **Kitchen**

10' 6" x 9' 1" ( 3.20m x 2.77m )

### **Conservatory**

9' 2" x 8' 5" ( 2.79m x 2.57m )

### **Landing**

### **Bedroom One**

13' 8" x 10' ( 4.17m x 3.05m )

### **Bedroom Two**

11' 11" x 11' 11" ( 3.63m x 3.63m )

### **Bedroom Three**

8' x 7' 9" ( 2.44m x 2.36m )

### **Bathroom**

8' 2" x 6' 8" ( 2.49m x 2.03m )

### **Front Garden**

### **Rear Garden**

### **Detached Garage**



***view this property online*** [jonesandchapman.co.uk/Property/LSU108685](https://www.jonesandchapman.co.uk/Property/LSU108685)



welcome to

## Philips Lane, Great Sutton Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Lounge & Dining Room
- Kitchen & Conservatory
- Off Road Parking & Detached Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £220,000



Total floor area 96.1 m<sup>2</sup> (1,035 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



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/LSU108685](https://www.jonesandchapman.co.uk/Property/LSU108685)



Property Ref:  
LSU108685 - 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.

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.

**jones & chapman**



**0151 339 4878**



[LittleSutton@jonesandchapman.co.uk](mailto:LittleSutton@jonesandchapman.co.uk)



349 Chester Road, Little Sutton, LITTLE SUTTON, Cheshire, CH66 3RG



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)