



Windways, Little Sutton Ellesmere Port CH66 1JE

welcome to

Windways, Little Sutton Ellesmere Port

Jones & Chapman are pleased to welcome to the market this three-bedroom semi-detached family home. Call us today to arrange your viewing!



Jones & Chapman are pleased to welcome to the market this three-bedroom semi-detached family home. Positioned on Windways, the property is ideally sat in the catchment area for well-regarded primary and secondary schools making it an ideal choice for families. There are also fantastic travel links nearby, as well as local shops and amenities just a short distance away.

The entrance porch leads to the entrance hall giving access to the lounge which has laminate flooring, and a fireplace. The dining room has laminate flooring, and a single panel radiator. The kitchen is fitted with a range of wall, base and drawer units, a four-ring hob, a single oven, and extractor.

To the first floor, the landing gives access to three bedrooms, all benefiting from fitted carpets and single panel radiators. The fully tiled family bathroom comprises a panel bath, 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 and access to the integral garage.

An early viewing of this family home 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

13' 3" x 11' 5" (4.04m x 3.48m)

Dining Room

12' 4" x 8' (3.76m x 2.44m)

Kitchen

11' 3" x 9' 6" (3.43m x 2.90m)

Landing

Bedroom One

13' 9" x 9' 9" (4.19m x 2.97m)

Bedroom Two

11' 3" x 10' 9" (3.43m x 3.28m)

Bedroom Three

8' x 7' 3" (2.44m x 2.21m)

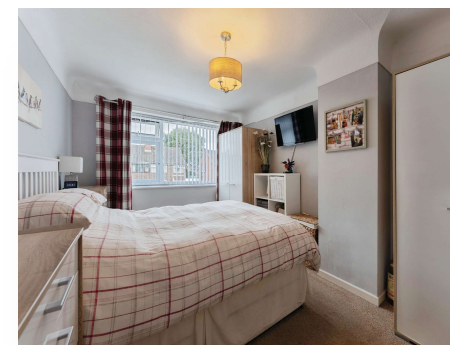
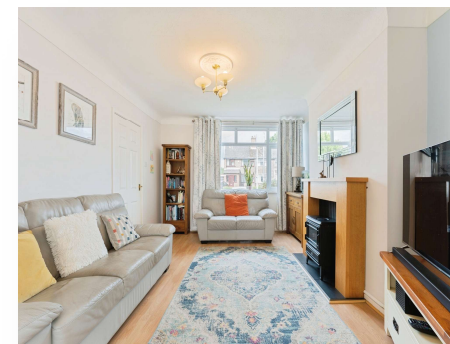
Bathroom

7' 6" x 6' 3" (2.29m x 1.91m)

Front Garden

Rear Garden

Integral Garage



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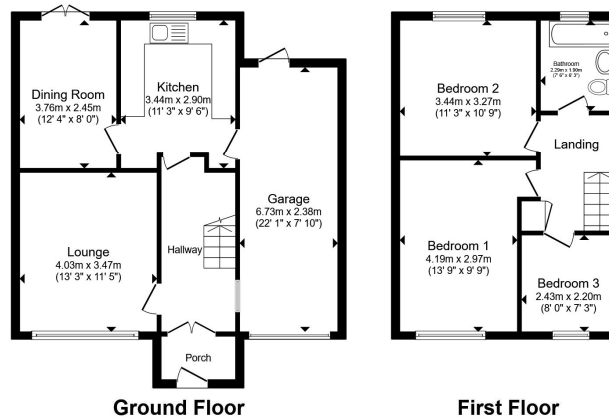
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Windways, Little Sutton Ellesmere Port

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

Tenure: Freehold EPC Rating: C

Council Tax Band: B



£220,000

Total floor area 105.2 m² (1,132 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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Property Ref:
LSU108889 - 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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