



Loxdale Drive, Great Sutton Ellesmere Port CH65 7AJ

welcome to

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



Jones & Chapman are pleased to welcome to the market, with no onward chain, this three-bedroom semi-detached family home positioned within a popular residential area of Great Sutton. Located on Loxdale Drive, the property is within proximity to local shops and other amenities. The home lies within the catchment area for well-regarded schools making it an ideal choice for growing families.

The lounge/diner has wooden flooring, and a gas fire set within a marble hearth with a wooden surround. The kitchen is fitted with a range of wooden wall, base and drawer units, a four-ring hob, single oven and an extractor. There is additional space for appliances and a cupboard housing the gas meter and consumer unit.

To the first floor, the landing gives access to three bedrooms all benefiting from fitted carpets. The bathroom comprises a panel bath with a Mira shower above and a pedestal wash hand basin. The WC is separate.

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

An early viewing is recommended to avoid missing out on this home!

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.

Lounge/Diner

20' 8" x 10' 1" (6.30m x 3.07m)

Kitchen

15' 5" x 9' 11" (4.70m x 3.02m)

Landing

Bedroom One

13' 5" x 11' 2" (4.09m x 3.40m)

Bedroom Two

13' 5" x 9' (4.09m x 2.74m)

Bedroom Three

11' 2" x 8' 11" (3.40m x 2.72m)

Bathroom

5' 9" x 5' 7" (1.75m x 1.70m)

Separate W.C

Front Garden

Rear Garden



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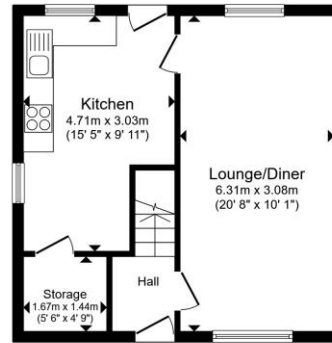


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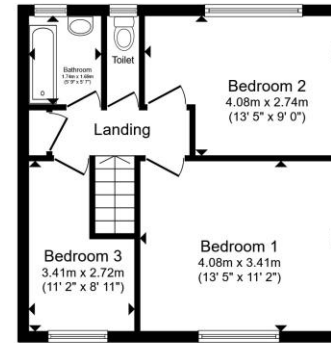
Loxdale Drive, Great Sutton Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms
- Bathroom With Separate WC
- Lounge/Diner & Kitchen
- Off Road Parking

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



Ground Floor



First Floor

£200,000

Total floor area 78.4 m² (843 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:
LSU108887 - 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.

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