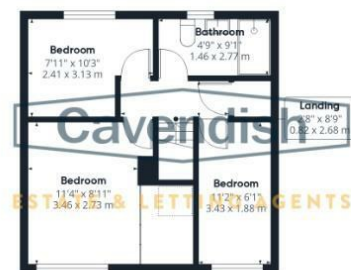


Floor 0



Floor 1

Approximate total area⁽¹⁾
817 ft²
75.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (82 plus) | A | | |
| (61-81) | B | | |
| (49-60) | C | | |
| (35-48) | D | | |
| (21-34) | E | | |
| (11-20) | F | | |
| (1-10) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



39 Fulwood Road, Ellesmere Port
Little Sutton, Ellesmere Port,
CH66 3RX

NEW
£225,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Situated in the popular area of Little Sutton, this beautifully presented and fully renovated three-bedroom mid-terrace property offers spacious and versatile accommodation throughout. Extended to the rear, the property benefits from an additional reception room, ideal for modern family living.

Finished to a high standard, the accommodation includes a generous lounge and a recently refitted kitchen featuring a contemporary range of wall and base units with integrated appliances. Upstairs are three well-proportioned bedrooms and a modern family bathroom.

Outside, the landscaped rear garden provides an excellent space for entertaining and enjoying the outdoors. There is off road parking to the front of the property along with an EV charging point.

Ideally located close to local amenities, well-regarded schools and excellent transport links, including Little Sutton railway station and the M53 motorway, this superb home is ready to move straight into.



Location

Little Sutton is a highly regarded residential area, popular with families and professionals alike thanks to its excellent range of local amenities and strong transport connections. The area offers a selection of shops, supermarkets, cafés and restaurants, catering for everyday needs. Well-regarded schools are located nearby, making it an attractive choice for growing families. Commuters benefit from easy access to Little Sutton railway station and the M53 motorway, providing links to Chester, Liverpool and the wider region. The area also enjoys a number of parks and green spaces, offering plenty of opportunities for leisure and outdoor activities.

Front Exterior

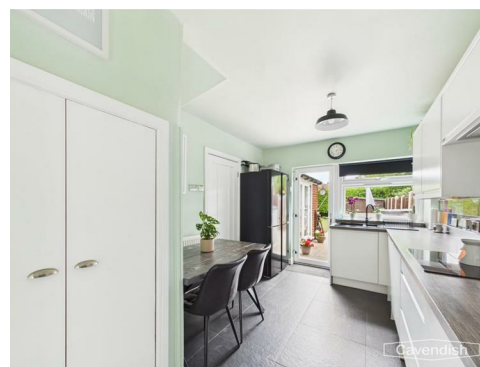
The frontage of the property is well presented with a block-paved driveway providing off-road parking for multiple vehicles. The front door is centrally located with a small canopy, and the surrounding brickwork is in good condition, framed by neat fencing and small planted borders.

Kitchen & Dining Room

5.01 x 2.81 m (16'5" x 9'2")



This kitchen and dining room is bright and welcoming, featuring white cabinetry and a striking tiled splashback that adds a vibrant touch. The layout includes ample work surfaces and integrated appliances, complemented by a dark tiled floor that extends through the space. There is space for a dining table and a door leading out to the rear garden.

**Living Room**

5.85 x 3.06 m (19'2" x 10'0")



The living room is a spacious, light-filled area with soft neutral tones and a comfortable carpet underfoot. It benefits from large windows dressed with classic shutters that invite plenty of daylight. A cosy fireplace forms a charming focal point, enhancing the room's welcoming atmosphere and providing an ideal space for relaxation.

**Family Room**

3.67 x 2.77 m (12'0" x 9'0")



This family room offers a bright and airy space with neutral décor and carpeted flooring, benefiting from large glass doors that open directly onto the rear garden. It provides a perfect spot for

informal gatherings or a quiet retreat overlooking the outdoor area.

Bedroom 1

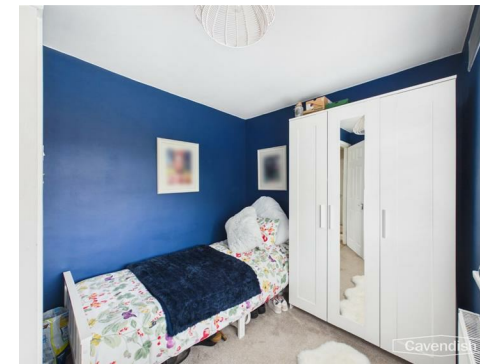
3.46 x 2.73 m (11'4" x 8'11")



Bedroom 1 is a well-proportioned double room featuring a deep green feature wall that adds a modern touch. The room is carpeted and includes a large window fitted with white blinds, allowing plenty of natural light to brighten the space. There are built-in wardrobes, complete with both hanging and shelving.

Bedroom 2

3.43 x 1.88 m (11'2" x 6'1")



Bedroom 2 is a compact double room painted in a striking navy blue, with neutral carpeting underfoot.

Bedroom 3

2.41 x 3.13 m (7'11" x 10'3")



Bedroom 3 is a good sized room featuring light neutral décor and carpeting, with a window dressed with white shutters.

Bathroom

1.46 x 2.77 m (4'9" x 9'1")



The bathroom is fresh and modern, fitted with a walk-in shower enclosed by glass, a sleek basin set in a dark vanity unit, and a toilet. The walls have a contemporary grey tile finish, with a patterned floor that adds visual interest. A frosted window provides natural light and ventilation.

Rear Garden

The rear garden is a delightful outdoor space,

combining a paved patio area that is perfect for entertaining along with a low maintenance artificial lawn.

ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

Viewing

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

FREEHOLD

Believed to be Freehold but to be confirmed by purchasers solicitor.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.