



Bridge Meadow, Great Sutton, Ellesmere Port, Cheshire. CH66

£225,000



26 Whitby Road, Ellesmere Port, Merseyside.
Liverpool. CH65 8AE
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whiteheather
ESTATE AGENTS



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Normal
£225,000

Your Dream Home Awaits at Bridge Meadow, Great Sutton! Welcome to the popular and sought after community of Bridge Meadow in the charming town of Great Sutton, Ellesmere Port, Cheshire. Prepare to be enchanted by the natural beauty, modern living, and endless possibilities that await you!



Entrance Hall

Living Room (23' 06" x 14' 04") or (7.16m x 4.37m)

A large welcoming space accommodating both lounge and dining area with front aspect window and rear aspect window ensuring ample natural light. 2 double radiators

Kitchen (10' 04" x 10' 0") or (3.15m x 3.05m)

Opening from the entrance hallway, a large contemporary kitchen area with fitted kitchen comprising 6 base, 6 wall and 1 x 4 drawer units, 1 1/2 sink drainer in stainless steel with window above, fitted oven and hob, opens directly to large garage.

Bedroom 1 (14' 04" x 10' 0") or (4.37m x 3.05m)

A front aspect bedroom with double radiator, fitted wardrobes.

Bedroom 2 (11' 02" x 9' 10") or (3.40m x 3.00m)

A rear aspect bedroom with double radiator

Bedroom 3 (7' 08" x 6' 07") or (2.34m x 2.01m)

An L shaped bedroom with overstairs storage area, double radiator.

Shower Room (7' 08" x 6' 08") or (2.34m x 2.03m)

Fully tiled wetroom with walk in shower and shower screen, washbasin

WC

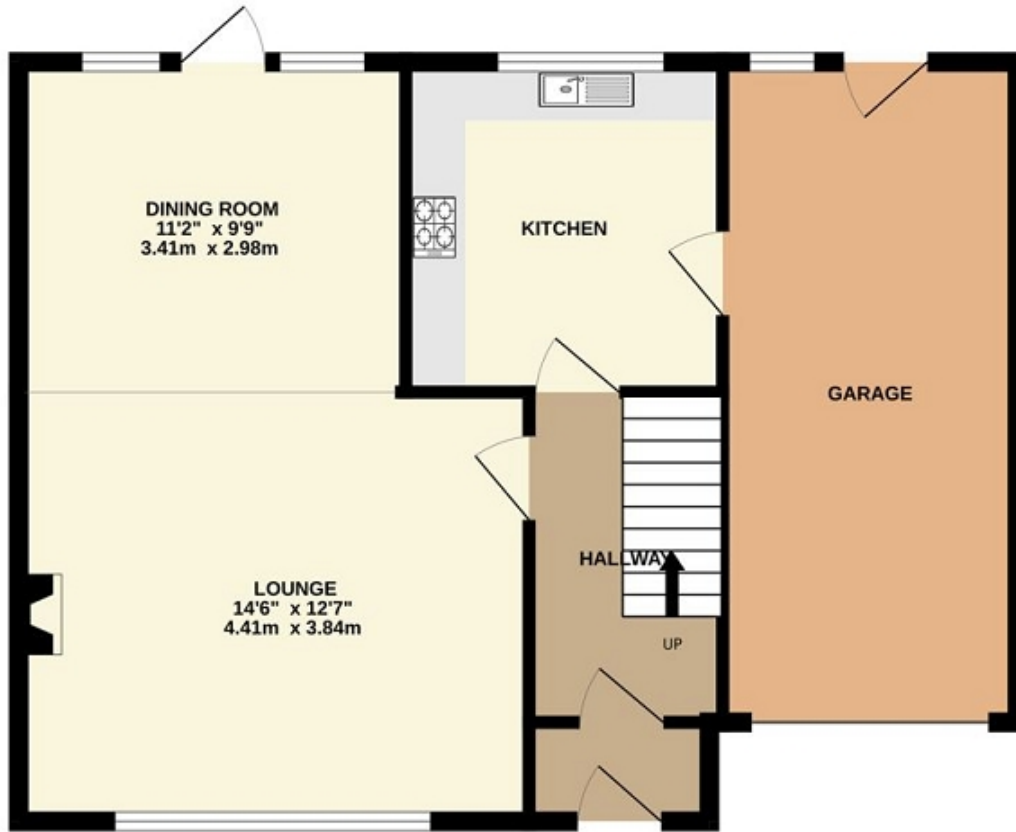
separate wc opening from first floor landing

Integral Garage

A larger than average garage opening from driveway to kitchen and rear area.



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

White Heather Estates
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1.5 million - 10% of Purchase Price. From £1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.