



Talbot Road
Great Sutton
Ellesmere Port
Cheshire
CH66 2SR

Offers in Excess of £204,000

bettermove 

Talbot Road Ellesmere Port

Bettermove are pleased to welcome to the market this charming three bedroom semi-detached house in Great Sutton.

The property benefits from wheelchair access with a ramp to the entrance and stairlift. There is off road parking to the front for two vehicles. The council tax band is B.

The interior of this well-presented property comprises a spacious living room, dining room, fitted kitchen and accessible shower room on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with artificial lawn and decked areas, perfect for enjoying the summer months.

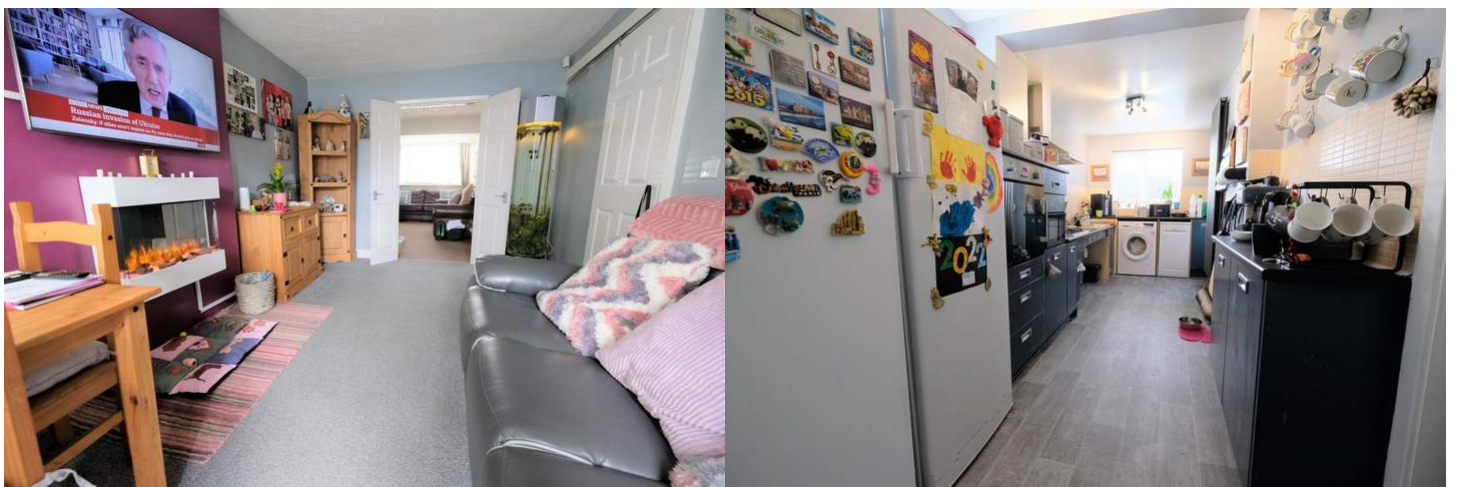
Situated in the sought after village of Great Sutton, the property is close to a range of amenities including supermarkets, shops, restaurants and pubs. Transport connections can be found from Overpool and Ellesmere Port train stations, the M53, M56 and A550.

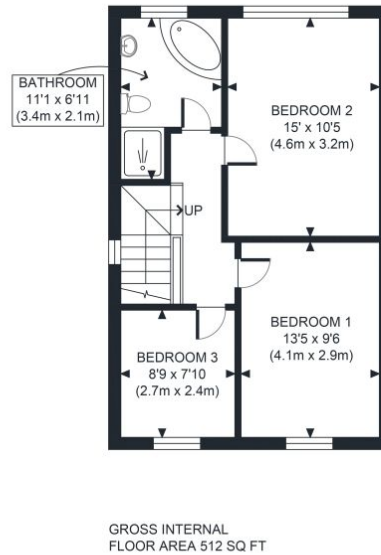
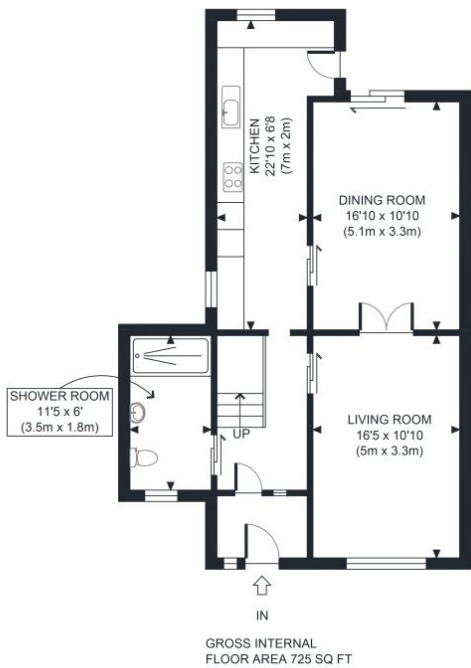
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

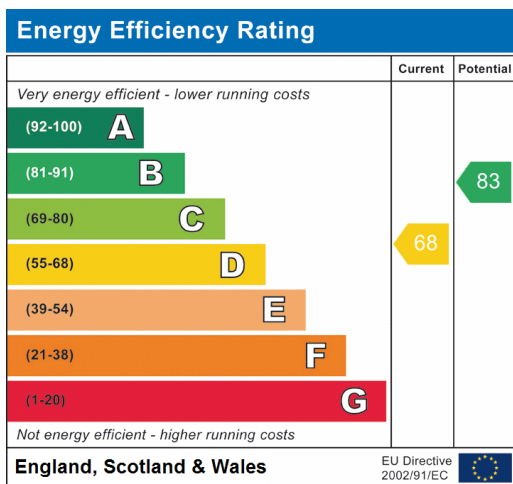
The exclusivity fee is returned to you upon successful completion of the property.





APPROX. GROSS INTERNAL FLOOR AREA 725 SQ FT / 67 SQM	Talbot Rd
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 07/03/22
	photoplan

APPROX. GROSS INTERNAL FLOOR AREA 512 SQ FT / 48 SQM	Talbot Rd
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 07/03/22
	photoplan





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