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JAYNE CLARKE

LETTINGS & PROPERTY MANAGEMENT



## Roxburgh Road

, Little Sutton, Ellesmere Port, Cheshire, CH66 4YU

**Rental £1,300 Monthly**  
**3 Bedroom Semi Detached House**  
**Available 24 April 2026**

Chester, 219 Regus House, Herons Way, Chester Business Park, Chester, Cheshire, CH4 9QR

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Opening Times: Mon 09.00 - 17.30 | Tue 09.00 - 17.30 | Wed 09.00 - 17.30 | Thurs 09.00 - 17.30 | Fri 09.00 - 16.00 | Sat 09.00 - 13.00 | Sun Closed

- \* Unfurnished
- \* Three Bedrooms
- \* Semi Detached House
- \* Two Reception Rooms

- \* Bathroom with white suite
- \* Double Glazed
- \* Easy to maintain garden to rear
- \* Driveway parking

- \* Unfurnished
- \* Available immediately
- \* Council Tax Band C
- \* EPC Rating D

## Situation

We are pleased to offer this three bedroom semi detached property to the rental market, which has recently undergone a scheme of improvements including decoration throughout. This house is located in a sought after location and the bright and airy accommodation comprises of entrance hall, cloakroom, living room open to dining room, kitchen, landing, three bedrooms and a bathroom with three piece white suite comprising of bath with electric shower over, wc and basin. Gardens to front and rear. Driveway Parking. EPC Rating D. Council Tax Band C £2,203.28 Per Annum 26/27. Available immediately.

## Directions

From the A41 Chester Road in Little Sutton village, proceed up the B5463 Ledsham Road in the direction of the Welsh Road. At the mini roundabout proceed straight ahead and take the third turning on the right onto Roxburgh Road. Number 3 will be seen on the left hand side.

## Further Information

The deposit required is £1,500

## Accommodation

### Bathroom

1.95m ( 6'5") x 1.88m ( 6'3")

### Bedroom One

2.70m ( 8'11") x 4.00m ( 13'2")

### Bedroom Three

### Bedroom Two

2.70m ( 8'11") x 3.37m ( 11'1")

### Cloakroom

1.00m ( 3'4") x 1.27m ( 4'2")

### Dining Room

2.38m ( 7'10") x 3.33m ( 11'0")

### Hall

### Kitchen

2.30m ( 7'7") x 3.49m ( 11'6")

### Landing

### Living Room

3.75m ( 12'4") x 3.99m ( 13'2")

All measurements are approximate.

