



Broadland Road, Great Sutton Ellesmere Port CH66 2JR

welcome to

Broadland Road, Great Sutton Ellesmere Port

Jones & Chapman are excited to welcome to the market this four bedroom semi detached family home, offered to the market with no onward chain. Call us today to arrange your viewing!



Jones & Chapman are excited to welcome to the market this four bedroom semi detached family home, offered to the market with no onward chain, and positioned in the popular residential area of Great Sutton. Broadland Road is perfectly located within walking distance of some great primary and secondary schools including Woodlands Primary School and Whitby High School. There are fantastic transport links close by with bus routes on Hope Farm Road as well as the parade of shops offering plenty of amenities.

The property offers well-proportioned accommodation and provides an excellent opportunity for buyers looking to modernise and personalise a home to their own taste. The hallway leads to the lounge featuring a single panel radiator, a fitted carpet and access to the dining room which has a single panel radiator and access to the rear garden. The kitchen is fitted with a range of green wall, base and drawer units, a four-ring hob, Bosch double oven, Baxi boiler, and access to the rear garden. To the first floor, the landing gives access to four bedrooms, the first two benefiting from fitted wardrobes and all with fitted carpets and radiators. The family bathroom comprises a panel bath with overhead shower and a wash hand basin with a separate toilet.

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

A viewing is highly recommended to avoid missing out on this property!

Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Porch

Hallway

Lounge

13' 5" x 11' 4" (4.09m x 3.45m)

Dining Room

11' 6" x 10' 2" (3.51m x 3.10m)

Kitchen

11' 6" x 10' 6" (3.51m x 3.20m)

Landing

Bedroom One

18' 3" x 8' 4" (5.56m x 2.54m)

Bedroom Two

13' 5" x 10' 11" (4.09m x 3.33m)

Bedroom Three

11' 11" x 10' (3.63m x 3.05m)

Bedroom Four

9' 7" x 6' 7" (2.92m x 2.01m)

Bathroom

7' 4" x 4' 11" (2.24m x 1.50m)

Separate Toilet



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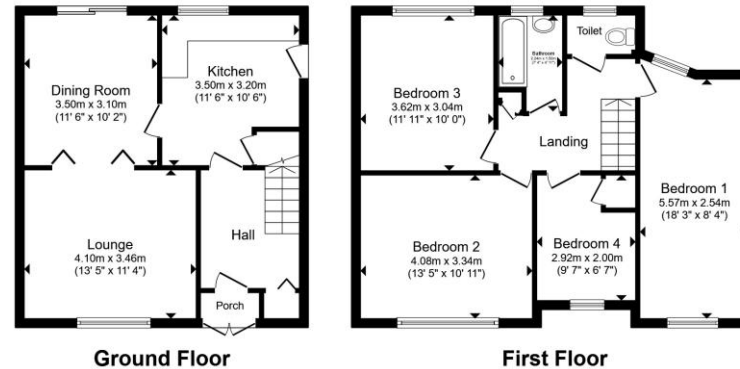
welcome to

Broadland Road, Great Sutton Ellesmere Port

- Semi-Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Bathroom With Separate Toilet
- Off Road Parking & Two Garages

Tenure: Freehold EPC Rating: C

Council Tax Band: C



Total floor area 104.4 m² (1,123 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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£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108343 - 0009

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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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