



**Broadland Road, Great Sutton Ellesmere Port CH66 2JS**



**welcome to**

**Broadland Road, Great Sutton Ellesmere Port**

No Onward Chain! This unfurnished property is bursting with potential and calling for a family to come and make it their own. The property is located in the ever popular area of Great Sutton. Please call us to arrange your viewing today.





**Entrance Hall**

**Living Room**

10' 6" x 11' 2" ( 3.20m x 3.40m )

**Kitchen**

9' x 11' 2" ( 2.74m x 3.40m )

**Sitting Room / Bedroom Four**

19' 10" x 10' 2" ( 6.05m x 3.10m )

**Dressing Room**

8' 1" x 7' 7" ( 2.46m x 2.31m )

**Shower Room**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**W.C**

**Garage**

17' 9" x 10' 7" ( 5.41m x 3.23m )

**Workshop**

15' 1" x 10' 7" ( 4.60m x 3.23m )

**Front Garden**

welcome to

## Broadland Road, Great Sutton Ellesmere Port

- Council Tax Band C
- Semi - Detached
- Three Bedrooms
- Off Road Parking
- Garage

Tenure: Freehold EPC Rating: Awaited

# £210,000



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/LSU107968](https://jonesandchapman.co.uk/Property/LSU107968)



Property Ref:  
LSU107968 - 0005

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.

 jones & chapman



**0151 339 4878**



[LittleSutton@jonesandchapman.co.uk](mailto:LittleSutton@jonesandchapman.co.uk)



349 Chester Road, Little Sutton, LITTLE SUTTON, Cheshire, CH66 3RG



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)