



Broadland Road, Great Sutton Ellesmere Port CH66 2JS

welcome to

Broadland Road, Great Sutton Ellesmere Port

Jones & Chapman are thrilled to present this three bedroom semi detached family home in the ever-popular area of Great Sutton. Call us today and arrange your viewing to avoid missing out!



Entrance Porch

Upon entering the property through the front door, you will find tiled flooring, a double panel radiator, a cloak cupboard housing the consumer unit, wooden cladding to the ceiling and the door to the dining room.

Dining Room

11' 10" x 11' 8" (3.61m x 3.56m)

The dining room features a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, dado rail, fitted carpet and a slatted staircase leading to the first floor and the door leading into the kitchen.

Living Room

20' 2" x 10' 7" (6.15m x 3.23m)

The living room features a UPVC double glazed window to the front aspect fitted with blinds, French doors to the rear aspect, a feature brick fireplace with a gas fire and marble hearth, a dado rail and fitted red carpet.

Kitchen

8' 3" x 12' 3" (2.51m x 3.73m)

The kitchen features a UPVC double glazed window to the rear aspect fitted with blinds, wooden wall, base and drawer units with complementary black work surfaces, one and a half bowl black sink and drainer, single oven, five ring gas hob, built in extractor, integrated fridge, Worcester boiler in the cupboard and space for other appliances. The kitchen is finished with tiled walls, vinyl flooring and the door leading to the side passageway.

Passageway To Utility Room/W.C

6' 3" x 10' 7" (1.91m x 3.23m)

The passageway is under cover leading to the utility room which has concrete flooring, a window to the rear aspect and a toilet.

Landing

The first floor landing has an airing cupboard for storage and access to the loft.

Bedroom One

10' 7" x 13' 5" (3.23m x 4.09m)

The master bedroom features a UPVC double glazed window to the front aspect fitted with blinds, a range of fitted wardrobes, drawers and over bed storage, a double panel radiator and a fitted carpet.

Bedroom Two

13' 5" x 8' 7" (4.09m x 2.62m)

The second bedroom features a UPVC double glazed window to the front aspect fitted with blinds, fitted wardrobes and shelving, a double panel radiator and a fitted carpet.

Bedroom Three

8' 7" x 7' 7" (2.62m x 2.31m)

The third bedroom features a UPVC double glazed window to the rear aspect fitted with blinds, a double panel radiator and a fitted carpet.

Toilet

The separate toilet has a UPVC double glazed window to the rear aspect, tiled walls, a wall mounted circular wash hand basin and a WC.

Bathroom

5' 2" x 8' 1" (1.57m x 2.46m)

The bathroom has a UPVC double glazed window to the rear aspect, a double shower cubicle, a wall mounted wash hand basin, a low level push flush WC, a ladder style radiator, fully tiled walls and vinyl flooring.

Front Garden

To the front you will find a door leading to the side passageway, garden and driveway.

Rear Garden

The rear garden is fully fenced for privacy, it is mainly laid to lawn with a flagged patio area, mature shrubs and trees and a shed.

Garage

The garage has an up and over door to the front and a window and door to the side.



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.focalagent.com



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welcome to

Broadland Road, Great Sutton Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms, Bathroom & Separate Toilet
- Two Reception Rooms
- Kitchen & Utility Room
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of
£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108494 - 0004

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