









# welcome to

# **Briardale Road, Little Sutton Ellesmere Port**

Jones & Chapman are pleased to welcome onto the market this three bedroom semi detached home situated in the sought after area of Little Sutton. An early viewing is advised, so please call us today to arrange yours!













#### **Entrance Hall**

Upon entering the property through the front door, you will find a cupboard housing the electric meter and consumer unit and laminate flooring.

# **Living Room**

14' 7" x 12' (4.45m x 3.66m)

The living room features a UPVC double glazed window overlooking the front aspect fitted with blinds, a double panel radiator, a gas fire set within a marble hearth with a sleeper mantle, arched inglenooks at the side of the fireplace and laminate flooring with complementary white decor.

### Kitchen

17' 8" x 7' 7" ( 5.38m x 2.31m )

The kitchen features a range of wall, base and drawer units, a fitted cupboard, one and half bowl sink and drainer, single oven, four ring induction hob and cylinder hood, Worcester boiler and partially tiled walls with tiled flooring.

## Conservatory

10' 8" x 8' 3" ( 3.25m x 2.51m )

The conservatory features French doors leading to the rear garden, a polycarbonate roof and laminate flooring.

# Landing

The landing features a UPVC double glazed window overlooking the side aspect, a double panel radiator and a fitted grey carpet.

# **Bedroom One**

10' 9" x 8' 4" ( 3.28m x 2.54m )

The master bedroom features a UPVC double glazed window overlooking the rear aspect fitted with blinds, a single panel radiator and a fitted grey carpet with complementary neutral decor.

# **Bedroom Two**

9' 2" x 8' 8" ( 2.79m x 2.64m )

The second bedroom features a UPVC double glazed window overlooking the front aspect, a double panel radiator, fitted shelving and a fitted grey carpet with

complementary cream decor.

### **Bedroom Three**

9' x 7' 5" ( 2.74m x 2.26m )

The third bedroom features a UPVC double glazed window overlooking the front aspect fitted with blinds, a double panel radiator and a fitted beige carpet with complementary white decor.

#### **Bathroom**

9' x 7' 7" ( 2.74m x 2.31m )

The bathroom features a UPVC double glazed window to the rear aspect, a panel bath, a low level push flush WC, a pedestal wash hand basin, a mirrored vanity wall cabinet, a fitted cupboard, a chrome ladder style radiator and fully tiled walls with laminate flooring.

## **Front Garden**

The front offers off road parking.

#### Rear Garden

The rear garden is mainly laid to lawn with a hedge border, a patio area and a shed.





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# **Briardale Road, Little Sutton Ellesmere Port**

- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Living Room & Kitchen Diner
- Great For First Time Buyers
- Close To Local Amenities

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

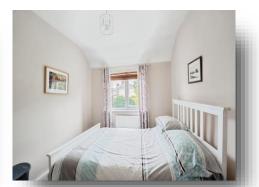
£180,000





his 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 stalls 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 refer they upon its own inspection(s). Powered to wow flooring loaders of the work of the control of the provided they work flooring they work flooring the provided they work flooring they work flooring the provided they work flooring they work flooring they work flooring they work flooring the provided they work flooring t









view this property online jonesandchapman.co.uk/Property/LSU108528



Property Ref: LSU108528 - 0004 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.





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