



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!



**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)

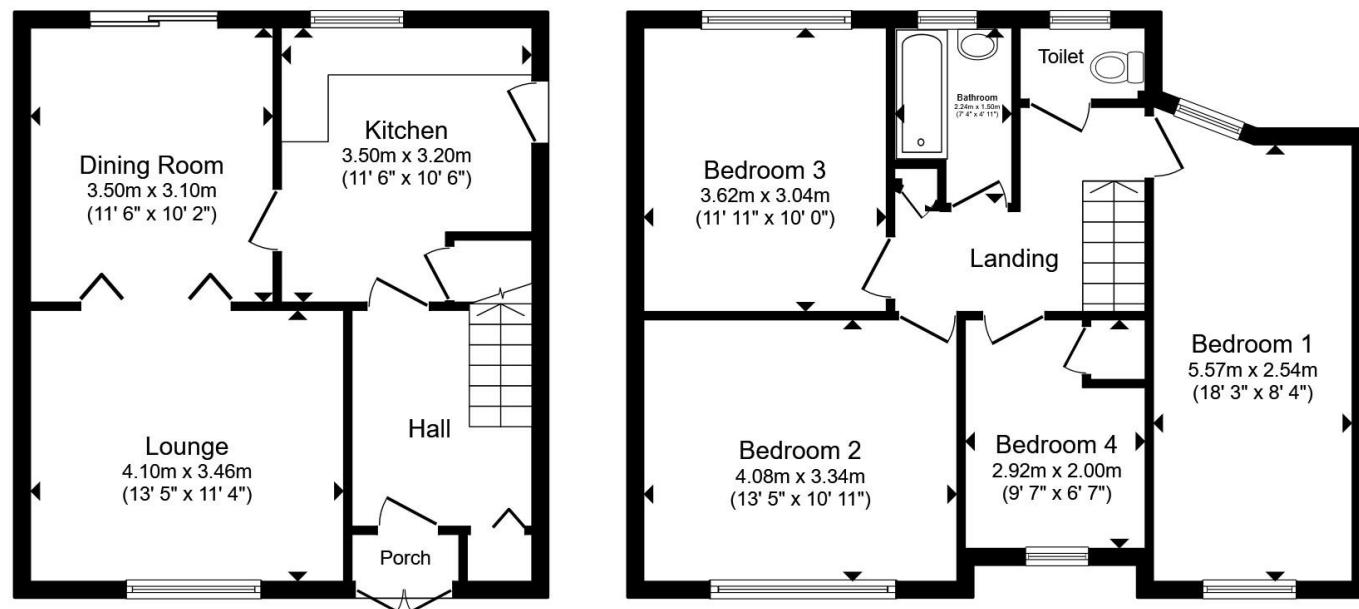
Bedroom Four

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

Bathroom

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

Separate Toilet



Ground Floor

First Floor

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


jones &
chapman



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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

offers in the region of

£270,000



view this property online jonesandchapman.co.uk/Property/LSU108343

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.



Property Ref:
LSU108343 - 0004



Please note the marker reflects the postcode not the actual property



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