



Browning Drive, Great Sutton Ellesmere Port CH65 7BP

welcome to

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Jones & Chapman are pleased to introduce to the market this three-bedroom mid-terraced home positioned in a popular residential area.



Jones & Chapman are pleased to introduce to the market this three-bedroom mid-terraced home positioned in a popular residential area. Browning Drive is conveniently located close to local shops and other everyday amenities in Great Sutton, with well-regarded schools close by making it an ideal choice for growing families.

This property offers a fantastic opportunity for buyers looking to purchase their first home. The entrance hall leads to the lounge/diner which features a gas fire with a hearth, and a fitted carpet. The kitchen is fitted with a range of white wall and base units, space for appliances and a door to the utility area.

To the first floor the landing gives access to three bedrooms, all benefiting from radiators and fitted carpets. The family bathroom comprises a shower cubicle, a pedestal wash hand basin and a separate WC.

Externally, the property benefits from a private garden to the rear which is South-West facing, and an access alley to the front.

An early viewing is advised to avoid missing out on this home!

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."

Entrance Hall

Lounge/Diner

20' 8" x 12' (6.30m x 3.66m)

Kitchen

10' 1" x 9' 9" (3.07m x 2.97m)

Utility Room

10' 9" x 5' 11" (3.28m x 1.80m)

Landing

Bedroom One

17' 1" x 12' 3" (5.21m x 3.73m)

Bedroom Two

13' 3" x 9' 3" (4.04m x 2.82m)

Bedroom Three

12' 3" x 9' 4" (3.73m x 2.84m)

Bathroom

5' 9" x 5' 4" (1.75m x 1.63m)

Separate W.C

Front Garden

Rear Garden



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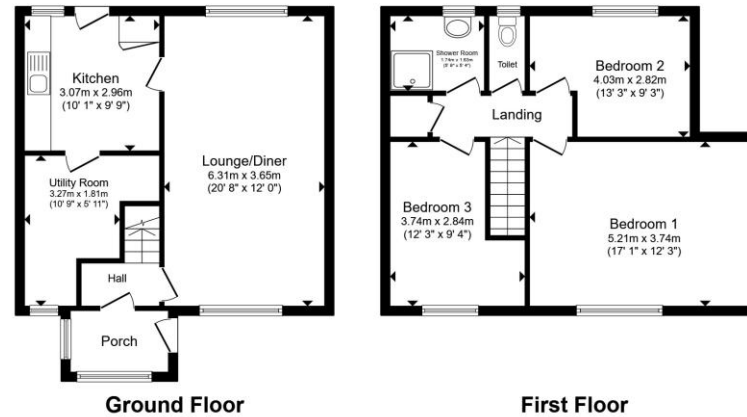
welcome to

Browning Drive, Great Sutton Ellesmere Port

- Mid-Terraced House
- Three Bedrooms
- Family Bathroom With Separate WC
- Lounge/Diner & Kitchen
- Private South-West Facing Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B



Total floor area 99.1 m² (1,067 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

offers over
£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108793 - 0006

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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