



**Briardale Road, Little Sutton Ellesmere Port CH66 1QB**

**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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welcome to

## 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



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. 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. Must rely upon its own inspection(s). Powered by www.focusagent.com

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LSU108528 - 0005

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 jones & chapman



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