



Broad Birches, Ellesmere Port CH65 3AB

welcome to

Broad Birches, Ellesmere Port

Jones & Chapman are pleased to present this three-storey, four-bedroom detached home, ideally positioned within a popular residential area. Call us today to arrange your viewing!



Jones & Chapman are pleased to present this three-storey, four-bedroom detached home, ideally positioned within a popular residential area. Broad Birches is conveniently located close to local shops, transport links and everyday amenities, and falls within the catchment area for well-regarded primary and secondary schools, making this home an ideal choice for families.

The entrance hall leads to the lounge, which features an electric fire with marble surround, under stairs storage and laminate flooring. The kitchen/diner is fitted with a stainless-steel sink and drainer, four-ring hob and cylinder hood, along with a free-standing dishwasher and Glow-worm boiler. There is also space for a dining table, and access to the garden. A convenient downstairs WC completes the ground floor.

To the first floor, the landing provides access to three bedrooms, all benefiting from double-panel radiators, along with the family bathroom, which comprises a panel bath, pedestal wash hand basin and WC.

The second floor offers the master bedroom, which features fitted carpet, a double-panel radiator and access to the loft. The en-suite comprises a shower cubicle, wash hand basin set within a vanity unit and WC.

Externally, the property benefits from private gardens to both the front and rear, with access to allocated parking and a garage to the rear.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

14' 3" x 12' 2" (4.34m x 3.71m)

Kitchen/Diner

16' x 10' (4.88m x 3.05m)

Downstairs W.C

First Floor Landing

Bedroom Two

10' x 9' 2" (3.05m x 2.79m)

Bedroom Three

9' 3" x 7' 10" (2.82m x 2.39m)

Bedroom Four

7' 10" x 6' (2.39m x 1.83m)

Bathroom

Second Floor Landing

Bedroom One

21' 5" x 15' 9" (6.53m x 4.80m)

En-Suite

Front Garden

Rear Garden



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Broad Birches, Ellesmere Port

- Three-Storey Detached House
- Four Bedrooms & One En-suite
- Lounge & Kitchen Diner
- Downstairs WC
- Allocated Parking & Garage

Tenure: Leasehold EPC Rating: C

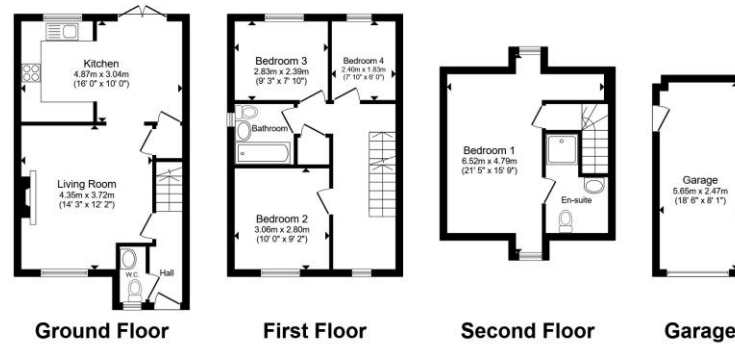
Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



Total floor area 113.1 m² (1,217 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108967 - 0003

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.

jones & chapman



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