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Flat 4 Oliver House, Oliver Lane, Greart Sutton, CH66 3NT

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Offers In The Region Of £97,500

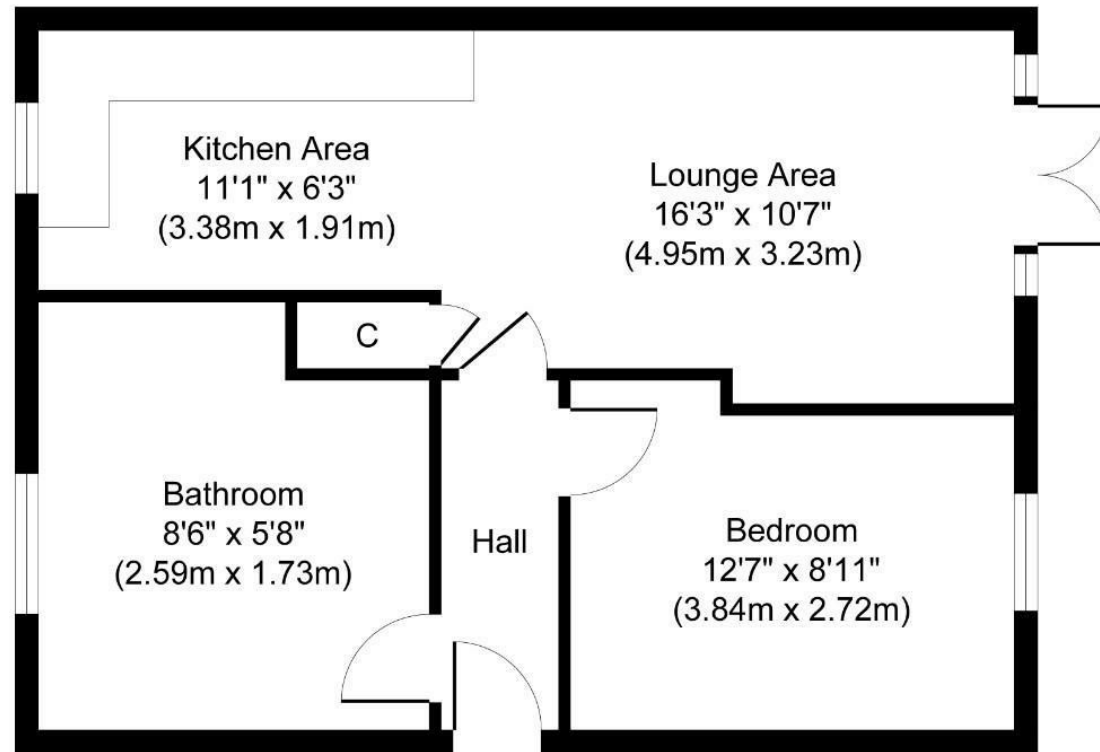
Calling all Buy To Let Landlords or First Time Buyers!

Here we have a purpose built, one bedroom, ground floor apartment located within Great Sutton. This apartment presented well and has the added advantage of an allocated parking space and rear garden. The property has also benefited from new carpets and a program of redecoration.

This would be great as a first home or indeed as an addition to any rental portfolio.

Great Sutton offers a range of shops and amenities for basic day-to-day requirements, whilst regular public transport links and the road networks open up surrounding centres of commerce such as Liverpool and Chester.

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Approximate Floor Area
549 sq. ft
(51.00 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Communal Hall

Apartment front door leads to:-

Hall

Newly painted, new carpet, central heating radiator, intercom for communal door.

Lounge Area

16'3" x 10'7"

Being newly painted with new carpet, central heating radiator, French doors to rear garden.

Kitchen

11'1" x 6'3"

Tis area is fitted with a good range of wall and base units in a light wood style finish with contrasting worktops, four burner gas hob with extractors above and oven below. Plumbing for automatic washing machine, stainless steel sink unit, double glazed window to front elevation, breakfast bar, ceramic tiled floor, Baxi wall mounted central heating boiler.

Bedroom

12'7" x 8'11"

Newly painted, new carpet, double glazed window to rear elevation, central heating radiator.

Bathroom

8'6" x 5'8"

Three piece bathroom suite in white comprising; panelled bath with Triton shower above, pedestal wash hand basin, low level WC, half tiled walls, central heating radiator, double glazed frosted window to front elevation.

Outside

There is one allocated parking space.

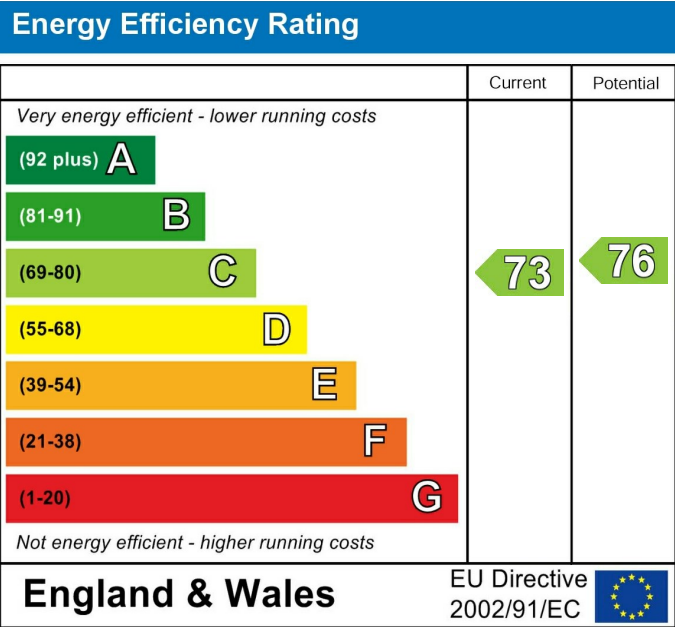
The French doors provide access to the rear garden area which has been paved for easy of maintenance and is enclosed with timber fencing. Pedestrian wooden access gate.

Agents Note

999 year lease from January 2004 (978 years remaining).

Ground Rent - £0.00.

Service Charge - £450.00 per annum.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







