



HUNTERS[®]
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6 Walkers Lane, Little Sutton, Ellesmere Port, CH66 1PW

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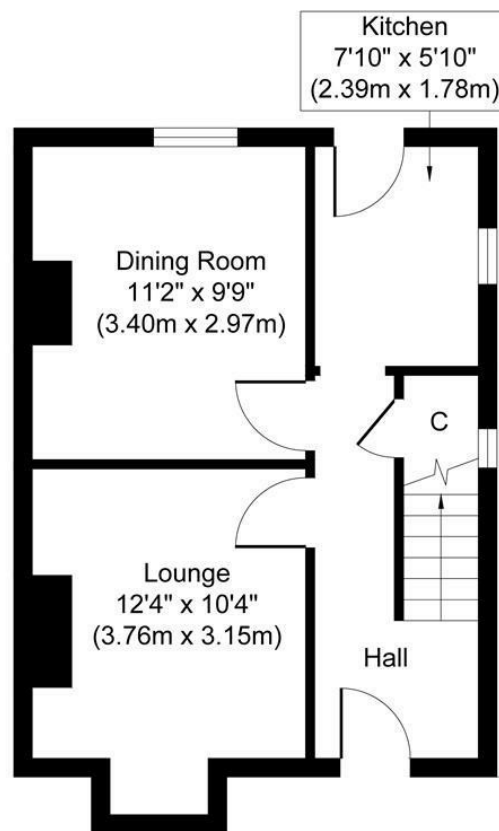
Offers Over £150,000

We are pleased to offer to the market this three bedroom home that represents the end property of three.

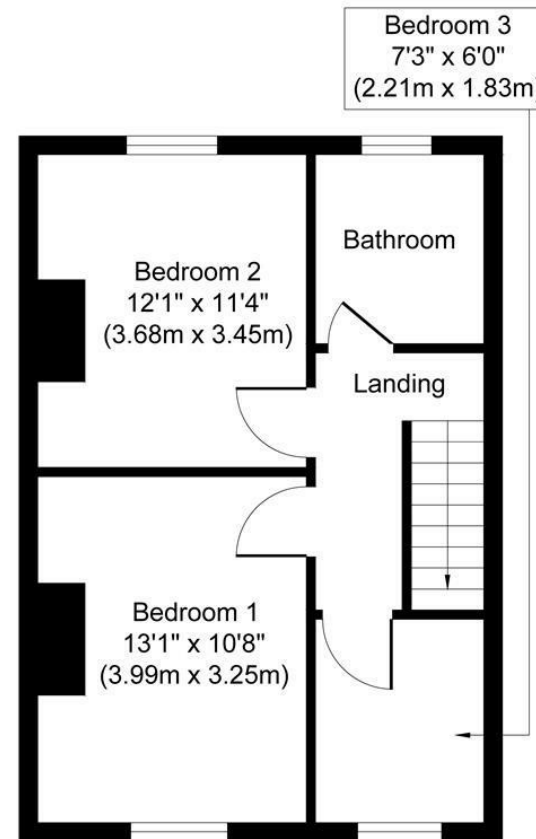
This property has been a family home for many years and now requires a full program of modernisation. With this in mind, it is most likely to suit a property investor/developer who once completed, could add it to a rental portfolio. The well proportioned accommodation, off road parking and generous rear garden offers the new owner many opportunities with this home.

The property is set back from the main high street of Little Sutton, whilst remaining close enough to enjoy the shops, food outlets, bistros and library.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
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Ground Floor
Approximate Floor Area
354 sq. ft
(32.93 sq. m)



First Floor
Approximate Floor Area
379 sq. ft
(35.24 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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Entrance Hall

Front entrance door leads to the hall with picture rail and staircase to first floor, understairs cupboard.

Lounge

12'4" into bay x 10'4"

Double glazed box bay window to front elevation gas fire and picture rail.

Dining Room

11'2" x 9'9"

Double glazed window to rear elevation, gas fire and picture rail.

Kitchen

7'10" x 5'10"

A small selection of wall and base units, stainless steel sink unit, gas cooker, double glazed rear access door to garden and double glazed window to side elevation. A selection of white goods are included within this sale.

First Floor

Staircase leads from hall to first floor landing with double glazed window to side elevation, loft access and picture rail.

Bedroom One

13'1" x 10'8"

Double glazed window, picture rail.

Bedroom Two

12'1" x 11'4"

Double glazed window, picture rail.

Bedroom Three

7'3" x 6'0"

Double glazed window, picture rail.

Bathroom

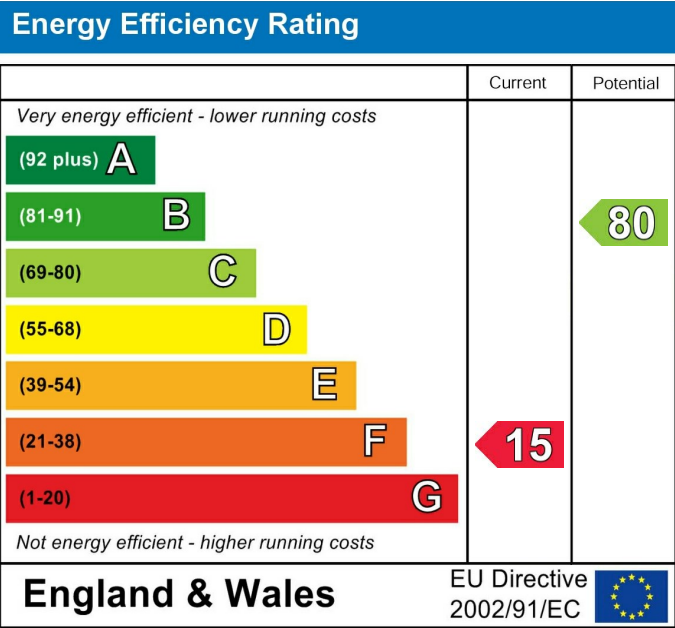
Panelled bath, pedestal wash basin, low level WC, extractor fan and double glazed window.

Outside

To the front there is a pebbled vehicle pull in surrounded by mature bushes and shrubs. A gated pedestrian pathway to the side provides additional access to the rear cottage style garden. There is no formality to this area, but a central pathway to this varied garden has many interesting shrubs and bushes.

Outside WC.

Please note, the EPC rating for this property is G.



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.









