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HERE TO GET *you* THERE

17 Dale Avenue, Little Sutton, Ellesmere Port, CH66 1PY

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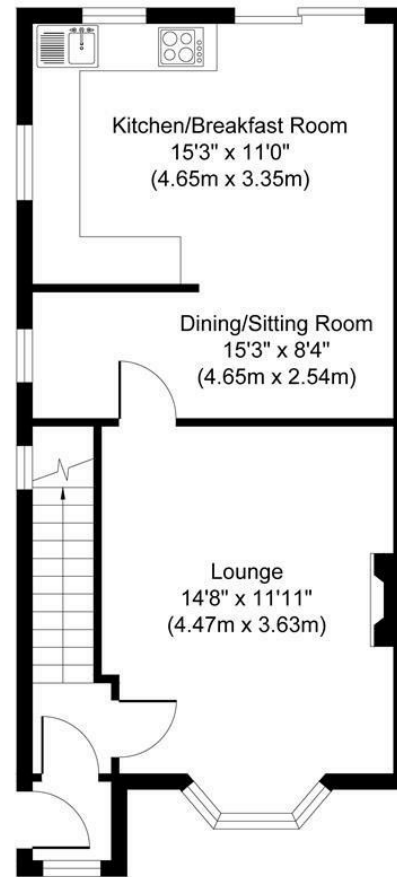
Asking Price £190,000

We are pleased to offer this rather unique, two bedroom semi-detached home to the market. The property sits in an elevated position above Dale Avenue.

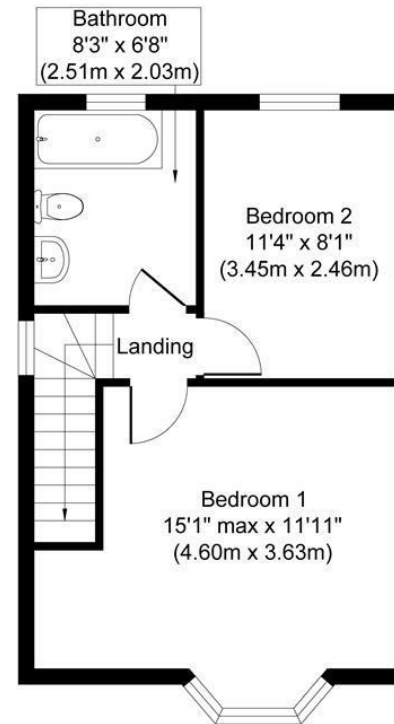
So why is this property unique? It is simply the rear garden, which for the style of home on this road is huge! As the new owner, you can enjoy lawned areas, patio, vegetable plot and a number of fruit trees. Subject to the necessary permission, it may be possible to extend the property and still enjoy a larger than average garden

Little Sutton is a thriving village and offers a range of amenities for basic day-to-day requirements, coupled with excellent commuter links to Liverpool, Chester and other surrounding centres of employment.

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Ground Floor
Approximate Floor Area
503 sq. ft
(46.68 sq. m)



First Floor
Approximate Floor Area
367 sq. ft
(34.09 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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Porch

UPVC door opening into porch with double glazed window to front elevation, lighting and electrical sockets, alarm panel and further door to:-

Entrance Hall

Staircase to first floor, radiator and door:-

Lounge

14'8" x 11'11"

Double glazed bay window to front elevation, radiator, timber fire surround with gas fuelled cast iron, coal effect living flame open fire. Door through to:-

Dining/Sitting Room

15'3" x 8'4"

The open plan layout at the rear of the property really complements a modern living lifestyle and starts with a lovely area providing comfortable dining and sitting space for family and guests. Double glazed window to side elevation, radiator, under stairs cupboard and gas central heating boiler. Open access through to:-

Kitchen/Breakfast Room

15'3" x 11'0"

A spacious kitchen fitted with a range of wall and base units finished with maple wood effect doors and drawer fronts, roll top work surfaces, stainless steel sink and drainer with mixer tap, gas cooker, plumbing for automatic washing machine and space for fridge freezer, tiled splashbacks and tiled floor. Radiator, two double glazed windows to side and rear with double glazed patio doors leading out to the rear garden.

First Floor

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

Bedroom One

15'1" x 11'11"

A great size double bedroom with double glazed bay window to front elevation and radiator.

Bedroom Two

11'4" x 8'1"

A further good sized bedroom with double glazed window to the rear elevation and radiator.

Bathroom

8'3" x 6'8"

A spacious bathroom fitted with three piece suite finished in white comprising; panel bath with mixer shower over, low level WC, pedestal wash hand basin, tiled splashback, fully tiled bath/shower area, wood effect flooring, double glazed window to rear elevation, radiator.

Outside

Front – There is a block paved driveway providing off the road parking for two cars side by side, block paved ramped access to the front door and access to the rear garden via a timber gate.

Rear – There is a fully enclosed, lovely landscaped rear garden with lawn area and patio that benefits from the sun all day long!

Opening to a fantastic area which is predominantly laid

to lawn with mature trees, hedges, vegetable patch and a number of fruit trees. Timber fencing and a large steel shed for storage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

