



HUNTERS[®]
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31 Station Road, Little Sutton, CH66 1NU

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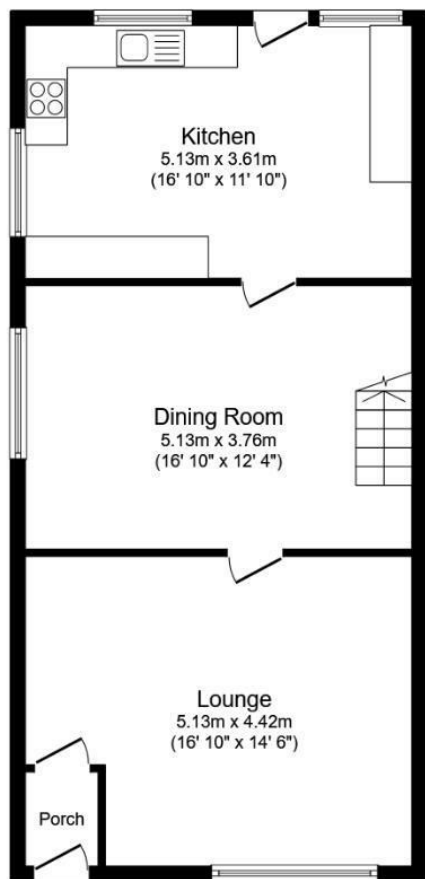
Asking Price £260,000

A rare opportunity to acquire a substantial six-bedroom, three-storey family home in the heart of popular Little Sutton, offered for sale with no onward chain.

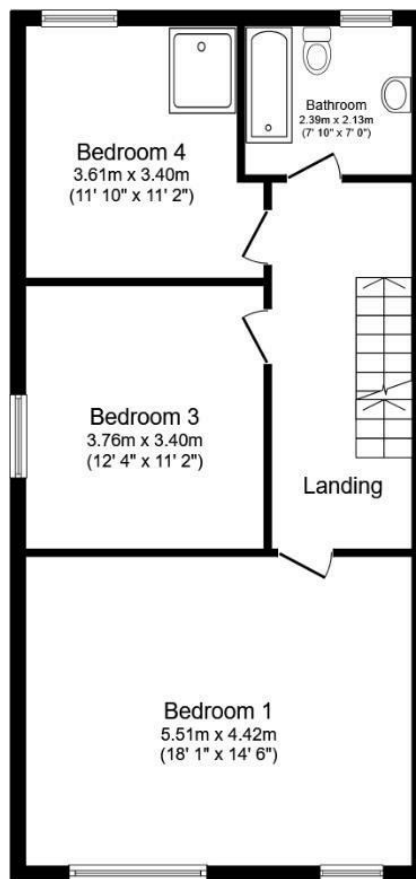
Occupying a generous plot with off-road parking and a private rear garden, this impressive semi-detached property offers versatile and well-proportioned accommodation arranged over three floors, making it an ideal choice for a growing family or an investor seeking a potential HMO opportunity.

Perfectly positioned for access to local amenities, well-regarded schools and Little Sutton train station, this is a home with plenty of potential to make your own and one that deserves an early internal inspection.

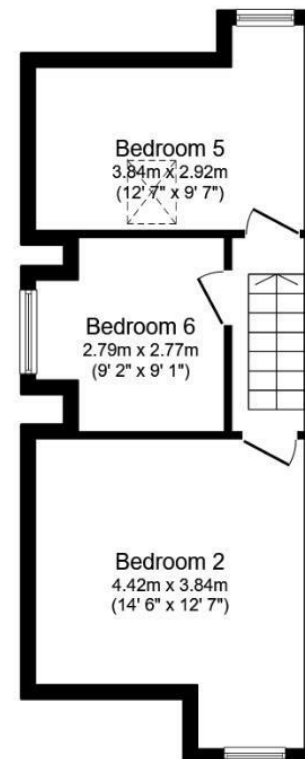
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Ground Floor



First Floor



Second Floor

Total floor area: 167.0 sq.m. (1,797 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Entrance Porch

Door leading to:-

Lounge

16'1" x 14'6"

Strip wood flooring, double glazed bay window to front elevation, central heating radiator, fireplace with gas fire and marble hearth. Door through to:-

Dining Room

16'10" x 12'4"

Double glazed window to side elevation, stairs to first floor, wood block flooring, central heating radiator, door to:-

Kitchen

16'10" x 11'10"

Fitted with a range of wall and base units, space for cooker, tiled splashbacks, stainless steel sink unit with drainer, arched window to side elevation and two further windows to rear elevation, rear access door leading to garden, tiled flooring.

First Floor

Staircase leads from dining room to first floor landing.

Bedroom One

18'1" x 14'6"

A very good sized room with two double glazed windows to front elevation, central heating radiator and wall mounted electric fire.

Bedroom Three

12'4" x 11'2"

Double glazed window to side elevation, central heating radiator.

Bedroom Four

11'2" x 11'0"

Double glazed window to rear elevation, central heating radiator, shower cubicle with electric shower.

Bathroom

7'10" x 7'0"

Panel bath, low level WC, pedestal wash hand basin, double glazed window to rear elevation.

Second Floor

Staircase leads from first floor to second floor landing.

Bedroom Two

14'6" x 12'7"

Situated on the top floor with dormer style window to the front.

Bedroom Five

12'7" x 9'7"

Dormer style window to rear elevation, velux window.

Bedroom Six

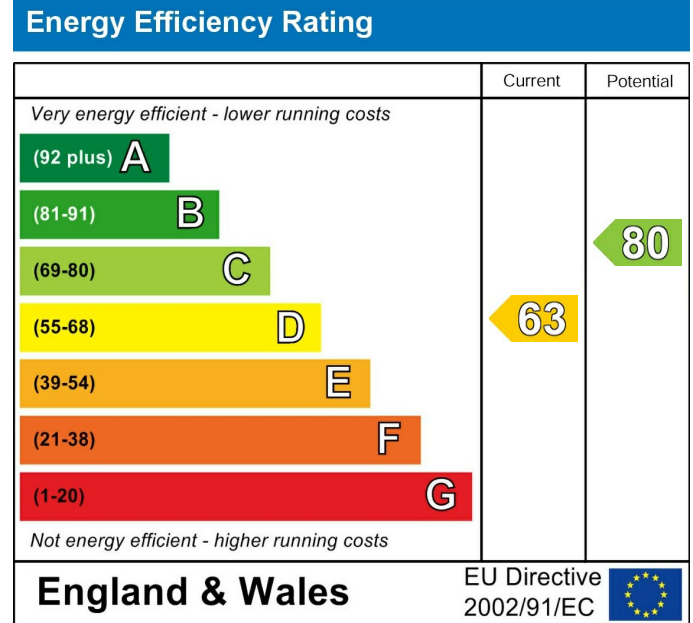
9'2" x 9'1"

Dormer style window to side elevation.

Outside

Open access to the front with ample parking. Side pedestrian access to the rear garden.

Courtyard style rear garden with brick outhouse.



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.





