
HUNTERS®
HERE TO GET you THERE
23 Cedar Avenue, Little Sutton, CH66 3QX

23 Cedar Avenue, Little Sutton, CH66 3QX

Asking Price £165,000

Here we have a well-presented, three bedroom end terrace home offering spacious, modern accommodation ideally suited to the growing family. Set on a generous plot in a popular part of Little Sutton, the property combines contemporary interiors with a great-sized rear garden and convenient off road parking.

The accommodation briefly comprises entrance an entrance hall, a bright and airy open-plan lounge/dining room and kitchen. Upstairs there are three bedrooms and a modern family bathroom. Outside, the property benefits from a well-presented rear garden with plenty of space for children, entertaining or simply enjoying the outdoors. A driveway provides convenient off road parking to the front.

Little Sutton offers an excellent range of everyday amenities including independent shops, pubs, supermarkets, schools, a medical centre and community facilities. Commuters are also well served by the A41 and M53, while Little Sutton railway station provides direct connections to Birkenhead, Liverpool city centre and Chester.

Viewing is highly recommended! Arrange an early appointment to avoid disappointment. Call our office on 0151 339 2465 today.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
littlesutton@hunters.com | www.hunters.com

This Hunters business is independently owned and operated by GPM Properties LTD| Registered Address: 339 Chester Road Little Sutton, Ellesmere Port, CH66 3RG| Registered Number: 4749324 England and Wales | VAT No: 799 6002 84 with the written consent of Hunters Franchising Limited.

Entrance Hall

Front door leads to hall with stairs to first floor.

Open Plan Lounge/Dining Room

19'9" x 19'4"

Double glazed windows to front and rear elevations, living flame gas fire with surround and marble style hearth, two central heating radiator, sliding patio doors leading to rear garden. Door to:-

Kitchen

12'3" x 9'3"

Built with a range of wall and base units, oven with electric hob and extractor above, stainless steel sink unit, tiled splashback, central heating radiator, double glazed window to rear elevation, part glazed door to outside.

First Floor

Staircase leads from hall to first floor landing.

Bedroom One

13'3" x 11'4"

Two double glazed windows to front elevation, central heating radiator.

Bedroom Two

10'1" x 7'2"

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

11'4" x 6'3"

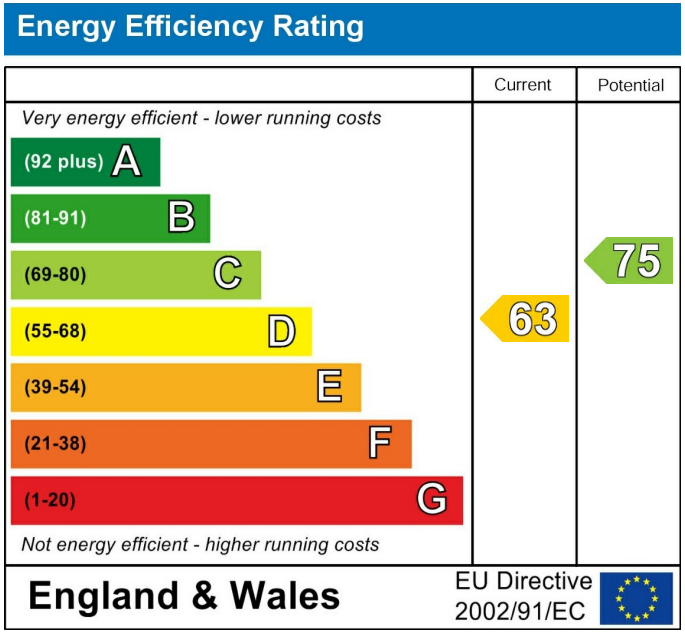
Double glazed window to side elevation, central heating radiator.

Bathroom

Panel bath with shower over and shower screen, Tiled splashbacks, vanity unit with storage below, inset wash hand basin and low-level WC, heated ladder style towel rail, double glazed window to side elevation.

Outside

To the front there is a driveway with lawned area. Side access gate leads to the enclosed rear garden with large patio and lawn.



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.








Joie

























