



**HUNTERS®**  
HERE TO GET *you* THERE

16 Berry Drive, Great Sutton, CH66 4LT

# 16 Berry Drive, Great Sutton, CH66 4LT

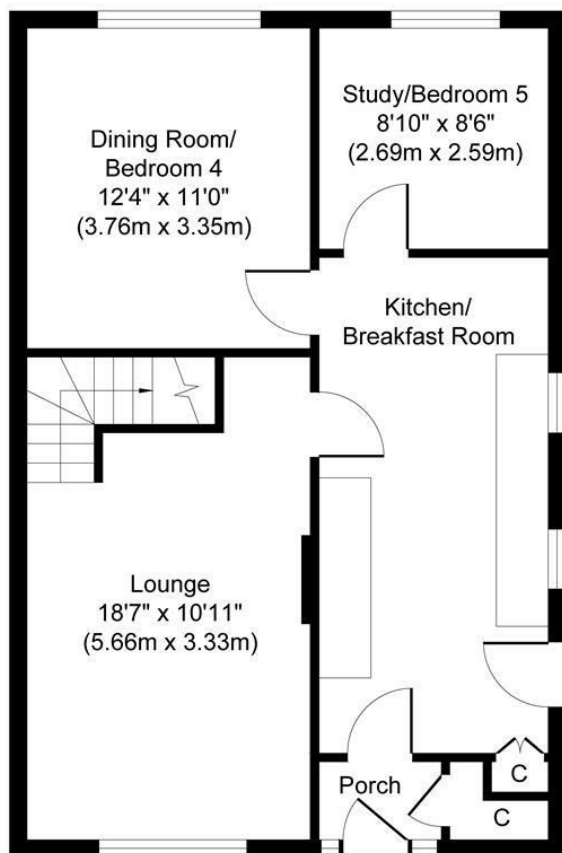
## Asking Price £230,000

Are you looking for a spacious three / four bedroom, semi-detached home, situated in a popular area? Then look no further!

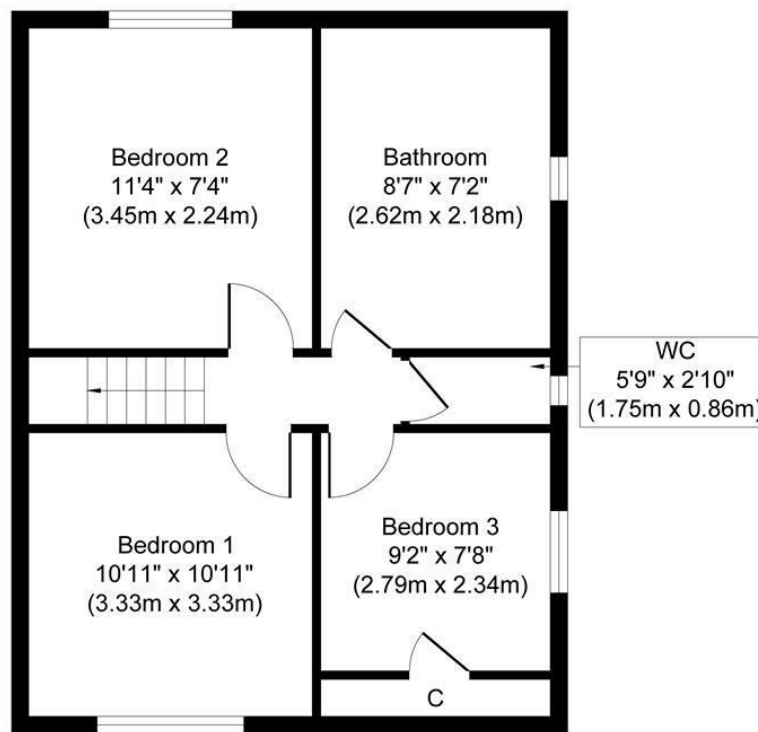
This property presents very well having been redecorated and gardens landscaped but the Vendors have asked that we stress this is a 'work in progress'. The new owners will want to install central heating and update the bathroom. Although in good order, the the new owner might want to include a new kitchen.

The space on offer does not represent your normal semi-detached home and has a large garage/workshop with a replacement rubber roof as advised by the Vendor. This is a rare opportunity to configure your new home to your individual tastes.

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



**Ground Floor**  
**Approximate Floor Area**  
**628 sq. ft**  
**(58.30 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**532 sq. ft**  
**(49.44 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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



**Entrance Hall**

With cloak cupboard.

**Lounge**

18'7" x 10'11"

Victorian style fire surround with inset dog grate, double glazed window to front elevation.

**Dining Room/Bedroom Four**

12'4" x 11'0"

Double glazed window to rear elevation

**Study/Bedroom Five**

8'10" x 8'6"

Double glazed window to rear elevation.

**Kitchen/Breakfast Room**

18'11" x 8'10"

Fitted with a range of wall and base units in medium wood finish, stainless steel sink unit, ample room for a breakfast table, two double glazed windows to side elevation, side access door.

**First Floor**

Staircase leads from Lounge to first floor.

**Bedroom One**

10'11" x 10'11"

Double glazed window.

**Bedroom Two**

11'4" x 7'4"

Double glazed window.

**Bedroom Three**

9'2" x 7'8"

Double glazed window.

**Bathroom**

8'7" x 7'2"

Coloured suite with panelled bath with Redring shower over, pedestal wash basin, double glazed window.

**Separate WC**

5'9" x 2'10"

Low level WC, double glazed window.

**Garage/Workshop**

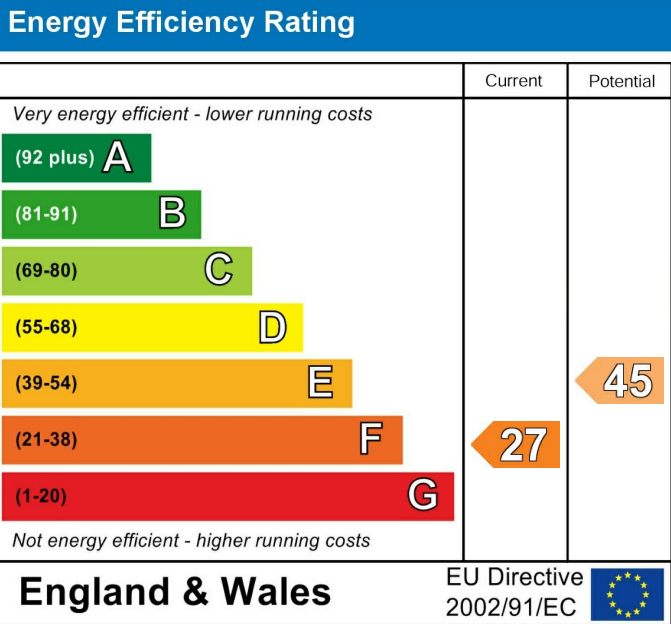
27'0" x 9'0"

Up and over door, double glazed side window, part double glazed side door, power and light.

**Outside**

To the front of the property there is a lawned area and a long driveway that can accommodate a number of vehicles.

The rear garden has been landscaped for ease of maintenance,



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.

