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HERE TO GET *you* THERE

10 Debra Close, Great Sutton, CH66 4SH

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Asking Price £220,000

We are pleased to offer to all serious buyers this ready to go, three bedroom semi-detached home with no ongoing chain.

The property features a through lounge/diner, fitted kitchen, larger than average garage and enclosed rear garden. Situated on a small cul-de-sac of similar properties and forms part of this established residential development.

Local shops, schools and public transport links are readily available in Great Sutton, Little Sutton and Ellesmere Port.

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



### Entrance Hall

Laminate flooring, stairs to first floor, central heating radiator.

### Lounge

13'6" x 11'7"

Raised feature fireplace which forms the focal point to this room, laminate flooring, double glazed window with blinds to front elevation, central heating radiator. Open access through to:-

### Dining Area

12'5" x 8'2"

Laminate flooring, central heating radiator, door into kitchen and sliding patio door to:-

### Conservatory

9'6" x 7'0"

Tiled floor, door to rear garden.

### Kitchen

9'6" x 8'11"

Fitted with a range of wall and base unit, four burner hob, double oven, plumbing for automatic washing machine, stainless steel sink unit, pantry cupboard, double glazed window to rear elevation, part glazed side door to garage and further door returning to hall.

### First Floor

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

### Bedroom One

13'7" x 9'8"

Fitted wardrobes, double glazed window with blinds to front elevation, central heating radiator.

### Bedroom Two

10'10" x 10'11"

Double glazed window with blinds to rear elevation, central heating radiator.

### Bedroom Three

7'9" x 7'7"

Double glazed window with blinds to front elevation, central heating radiator.

### Bathroom


8'3" x 6'3"

Panel bath with shower over, pedestal wash basin, low-level WC, double glazed window to rear elevation, central heating radiator.

### Outside

Outside – To the front there is off-road parking with side garden area. The driveway leads to the garage (20'4" x 10'4") with power, light and rear access door.

To the rear there is an enclosed garden with paved patio area and raised lawn with mature trees and shrubs.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.









