
HUNTERS®
HERE TO GET you THERE
2 Painswick Road, Great Sutton, CH66 4UH

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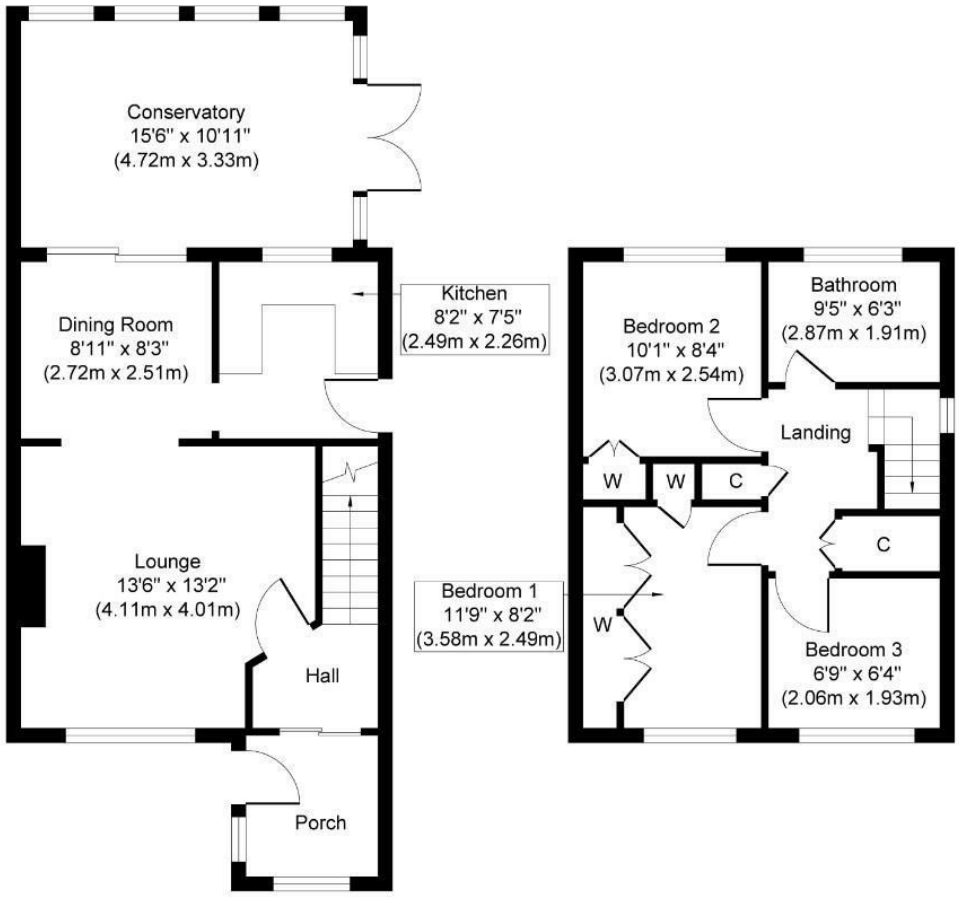
Asking Price £190,000

A three-bedroom semi-detached home now requiring a full renovation to bring up to modern standards. Once completed, this would be a fair home in an established and respected area.

Schools are catered for locally, Great Sutton, Little Sutton and Ellesmere Port all offer a range of amenities to meet most daily requirements.

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Ground Floor
Approximate Floor Area
580 sq. ft
(53.83 sq. m)

First Floor
Approximate Floor Area
363 sq. ft
(33.67 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

6'7" x 6'2"

Extended to the front with double glazed window to the front elevation. Sliding patio doors lead to:-

Hall

Central heating and staircase to first floor.

Lounge

13'6" x 13'2"

Double glazed window to front elevation, central heating radiator, archway leads through to:-

Dining Room

8'11" x 8'3"

Sliding patio doors lead to:-

Conservatory

15'6" x 10'11"

UPVC and brick construction, side access door doors.

Kitchen

8'2" x 7'5"

Accessed via archway from dining room. Although there is a selection of wall and base units, the kitchen needs a full replacement.

First Floor

Staircase leads from hall to 5th floor landing with window to side elevation, store cupboard and airing cupboard with water tank.

Bedroom One

8'2" (excl depth of fitted wardrobe) x 11'9"

Fitted wardrobe, double glazed window to front elevation, central heating radiator.

Bedroom Two

10'1 x 8'4"

Double glazed window to rear elevation, central heating radiator, store cupboard.

Bedroom Three

6'9" x 6'4"

Double glazed window to front elevation, central heating radiator.

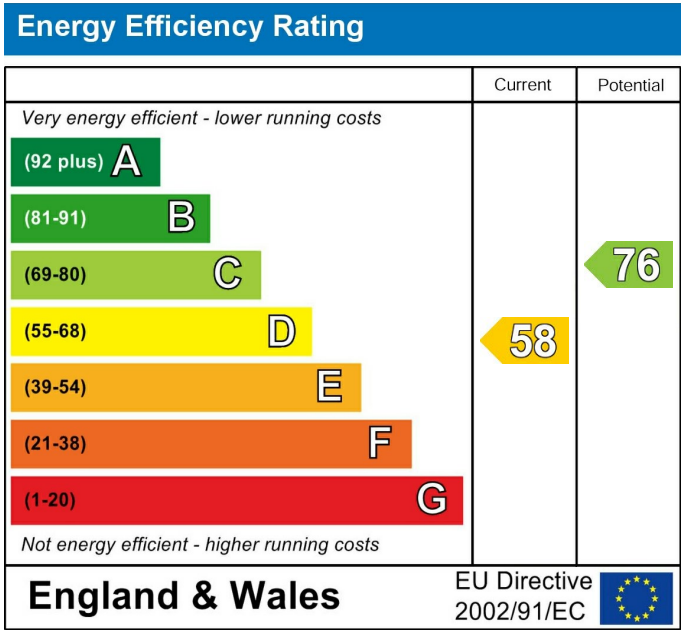
Bathroom

6'3" x 9'5"

Three piece suite in white requiring full refurbishment. Central heating radiator, double glazed window to rear elevation.

Outside

To the front there is a driveway leading to the garage (requiring a new roof). The driveway can accommodate a number of cars. Gated access to the side and rear of the property. Lawned area.



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.


































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