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8 Derwent Drive, Childer Thornton, CH66 5NG

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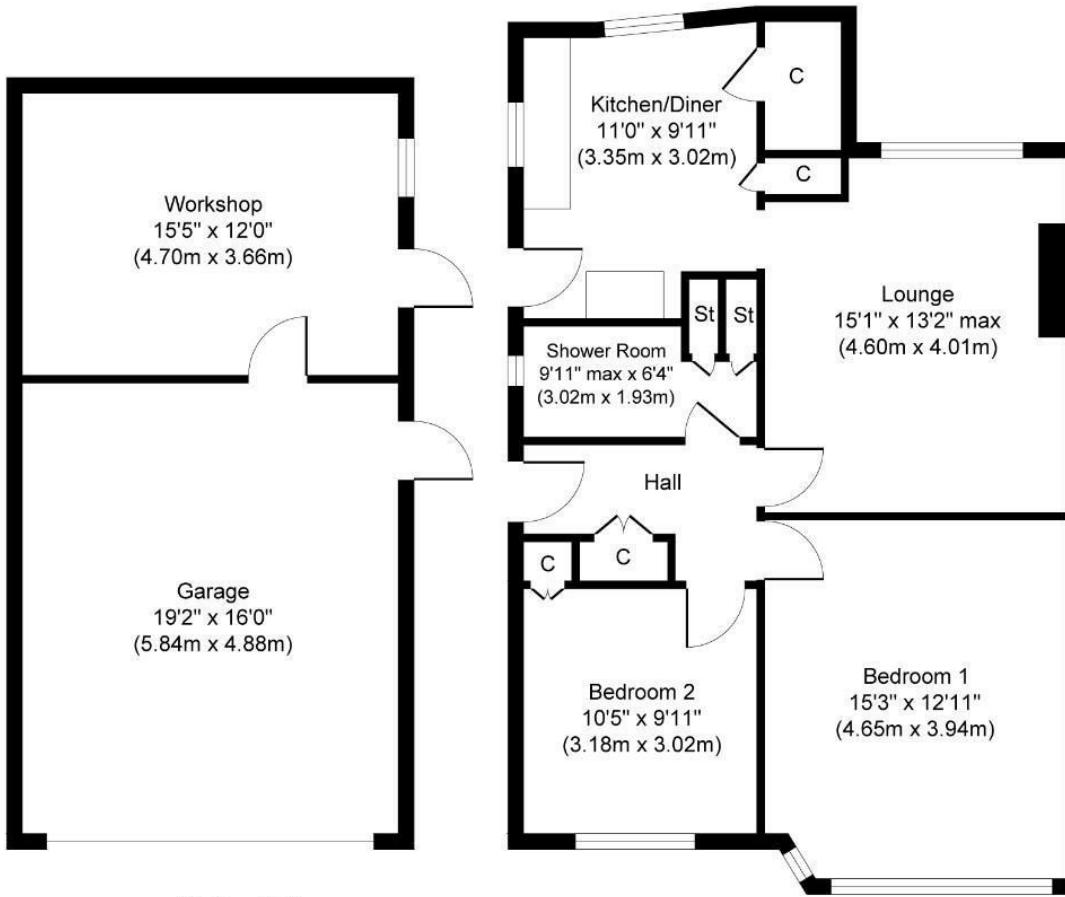
Asking Price £280,000

A fine two bedroom, semi-detached bungalow which is situated on a generous sized plot within one of the most respected residential developments in the area.

The bungalow offers spacious, well presented accommodation that makes this an ideal opportunity for those looking to downsize or just want a bungalow lifestyle. A unique feature of this property is the large garage and workshop beyond, which could subject to the necessary permissions, be converted to additional living space or possibly a home office.

The area of Childer Thornton is on the periphery of Little Sutton and the Wirral peninsula. This means the local town of Little Sutton and Bromborough are readily accessible as is the M53 motorway which opens up a number of surrounding centres of commerce.

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



Outbuilding
Approximate Floor Area
504 sq. ft
(46.82 sq. m)

Approximate Floor Area
761 sq. ft
(70.69 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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Hall

Part glazed UPVC door leads into hall with central heating radiator, cloaks cupboard housing electric and gas metres.

Lounge

15'1" x 13'2" max

Maple solid wood flooring, central heating radiator, contemporary style wall mounted fire, double glazed sliding patio doors to rear garden, two recessed lights.

Kitchen

11'0" x 9'11"

Fitted with a range of wall and base units with contrasting work surfaces, oven, four ring gas hob, stainless steel sink unit, integrated fridge freezer, two double glazed windows to side and rear, dual pantry cupboards, part glazed door to outside, tiled floor, tiled splashbacks and central heating radiator.

Bedroom One

15'3" x 12'11"

Double glazed window to front, wood style flooring, central heating radiator.

Bedroom Two

9'11" x 10'5" excluding depth of cupboard

Built-in cupboard, double glazed window to front, central heating radiator, lino flooring.

Shower Room

9'11" max x 6'4" narrowing to 3'3"

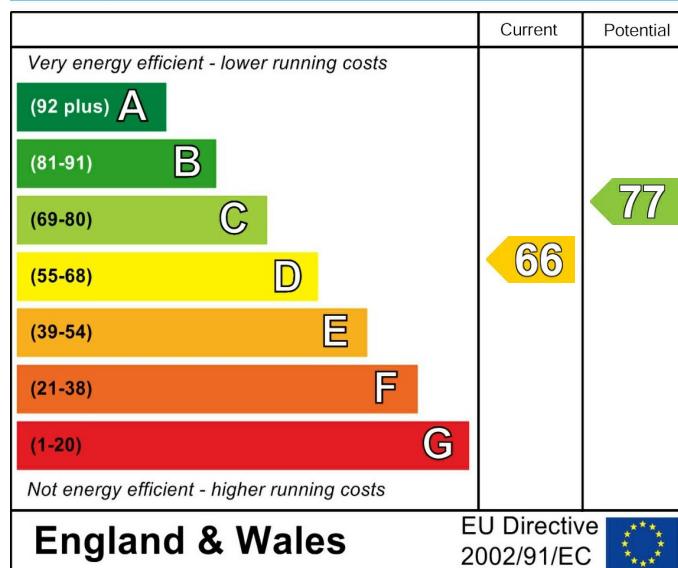
Chrome towel ladder, airing cupboard, two further wall mounted bathroom cabinets, low-level WC and wash hand basin built into vanity unit, recessed lighting, part tiled walls, tiled floor, double glazed window to side.

Outside

To the front of the property there is ample parking for at least two cars, front lawn area and access to detached single garage.

Pedestrian wooden gate leads to the side of the bungalow giving access to the side entrance door as well as patio area, side access doors to the garage (19'2" x 16'0") and workshop (12'0" x 15'5") with up and over door, two side access doors, window, power and lighting. The rear garden is mostly laid to lawn with additional patio area.

Energy Efficiency Rating



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.

