



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

34 Kronsbec Avenue, Little Sutton, CH66 1NP

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Asking Price £150,000

Here at Hunters we are pleased to offer this traditional three bedroom, mid-terrace property, which is ready for some cosmetic upgrading and general TLC to bring it up to modern standards. The key to this property is the well proportioned and generous internal accommodation especially with two reception rooms and three generous bedrooms. The property features double glazing and central heating powered by a Valiant boiler. The former bathroom has been thoughtfully transformed with a spacious shower cubicle.

Outside, the property benefits from off-road parking, a valuable asset in this desirable area, as well as an enclosed rear garden.

Conveniently located, this home is within a reasonable distance of Little Sutton train station, making commuting a breeze. Additionally, Tesco Express and a variety of local shops provide all the essentials for everyday living. This property is sure to attract considerable interest. Do not miss your chance to secure this wonderful home, as opportunities like this do not remain on the market for long.

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### Entrance Hall

Central heating radiator, double glazed window to front elevation, understairs storage.

### Dining Room

13'2" x 10'7"

Double glazed window to front elevation, central heating radiator. Semi-open plan to:-

### Kitchen

10'6" x 8'6"

Although ready for modernisation, there remains a range of wall and base units with contrasting worktops, recess for fridge freezer, four burner gas hob with oven below, extractor fan, plumbing for automatic washing machine, stainless steel sink unit, double glazed window to rear elevation and a further double glazed UPVC part glazed door providing rear garden access.

### Lounge

14'5" x 11'4"

Brick effect fire place extending to TV stand, inset with flame effect gas fire, central heating radiator, double glazed window to rear elevation.

### First Floor

Staircase leads from hall to first floor landing with loft access, store cupboard and double glazed window to rear elevation.

### Bedroom One

13'3" x 10'7"

Double glazed window to front elevation, central heating radiator.

### Bedroom Two

14'10" x 8'6"

Two Double glazed windows to rear elevation, wall mounted Valiant boiler, central heating radiator.

### Bedroom Three

15'10" x 8'0"

Double glazed window to front elevation.

### Bathroom

7'11" x 6'0" max

Converted to a Shower Room with large walk-in shower cubicle with sliding door. Low level WC, vanity unit with inset sink, dolphin style borders to walls and ceiling. Laminate flooring, double glazed window to rear elevation, central heating radiator.

### Outside

To the front there is a small lawned area plus a brick paved driveway providing off road parking.

The rear garden is mainly laid to lawn with garden shed and former aviary.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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.









