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228 Overpool Road, Great Sutton, Ellesmere Port, CH66 2JG

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Asking Price £160,000

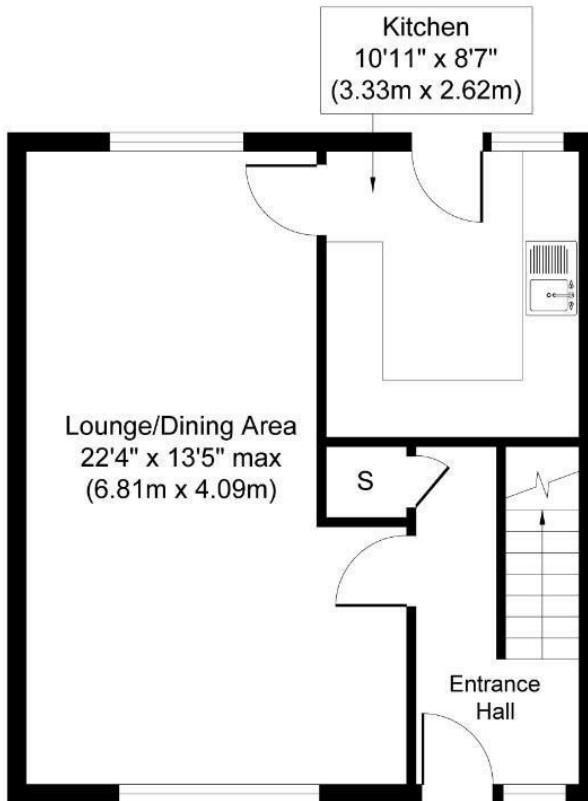
Calling all First Time Buyers and Property Investors, here we have a well proportioned, three bedroom terraced house, situated within a reasonable distance of Whitby, Little Sutton and Ellesmere Port.

The property presented well and is a credit to the current vendor. The new owners would be able to enjoy gas heating, double glazed windows and doors, new internal doors, modern kitchen, contemporary bathroom, car port and garden to rear.

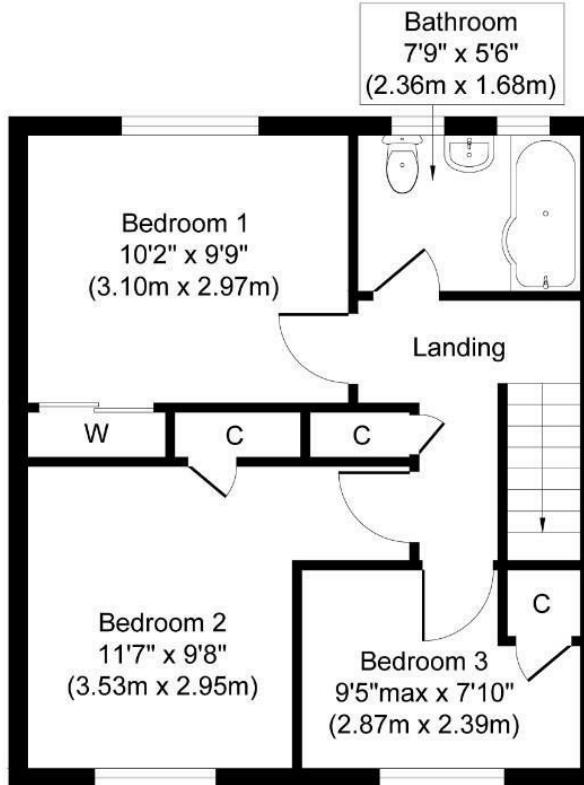
Schools and amenities are available locally, together with regular public transport.

This really is one property that needs to be viewed to appreciate fully.

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Ground Floor
Approximate Floor Area
436 sq. ft
(40.50 sq. m)



First Floor
Approximate Floor Area
436 sq. ft
(40.50 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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Entrance Hall

Front entrance door leads to hall with central heating radiator, stairs to first floor and understairs storage cupboard.

Lounge/Dining Room

22'4" x 13'5" (max)

Double glazed windows to front and rear elevations, two central heating radiators, laminate flooring.

Kitchen

10'1" x 8'7"

Fitted kitchen with a comprehensive range of wall and base units in a modern wood finish, contrasting granite effect worktops, tiled splashbacks, cooker, extractor fan above, one and a half bowl stainless steel sink unit, space for fridge freezer, plumbing for automatic washing machine, dishwasher recess, central heating radiator, double glazed window to rear elevation and UPVC door leading to rear garden.

First Floor

Staircase leads from hall to first floor landing with loft access and airing cupboard.

Bedroom One

10'2" x 9'9"

Built in wardrobes, central heating radiator and double glazed window to rear elevation.

Bedroom Two

11'7" x 9'8"

Built in cupboard, central heating radiator and double glazed window to front elevation.

Bedroom Three

7'0" x 9'5" (max)

Central heating radiator and double glazed window to front elevation.

Bathroom

7'9" x 5'6"

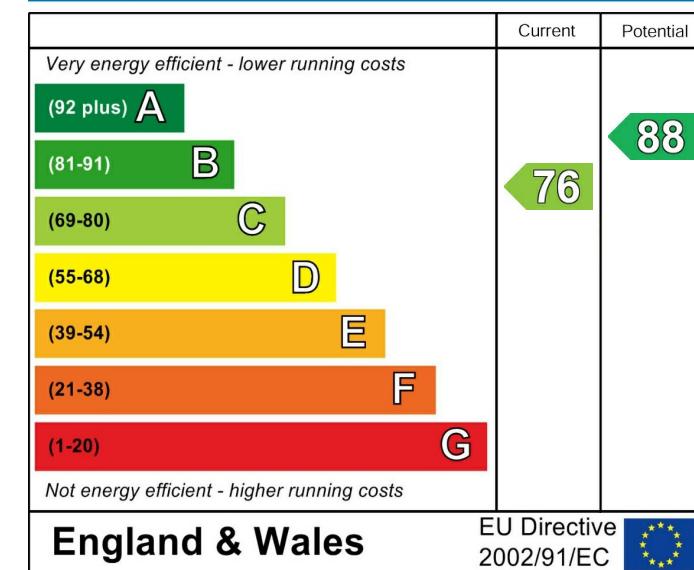
Having been modernised by the current vendor, this spacious bathroom features a 'P' shaped bath with rainfall and hand held shower leads, shower door, vanity unit with inset wash hand basin, low level WC, ladder style heated towel rail, mermaid bordering to the walls and ceiling, recessed spotlights, two double glazed windows to rear elevation.

Outside

To the front there is dwarf fencing enclosing the front garden area.

To the rear there is a block paved patio, additional raised block paved area, outside tap, paved path leading to car port and double timber gates to the rear.

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.

