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36 Berry Drive, Great Sutton, CH66 4LT

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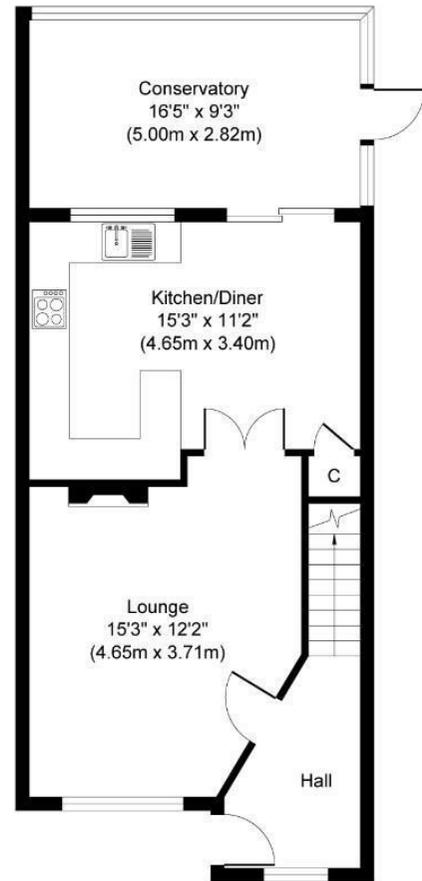
Offers Over £230,000

We are happy to offer to the market, this three-bedroom semi-detached home that presents well and is situated on a respected road within this established development.

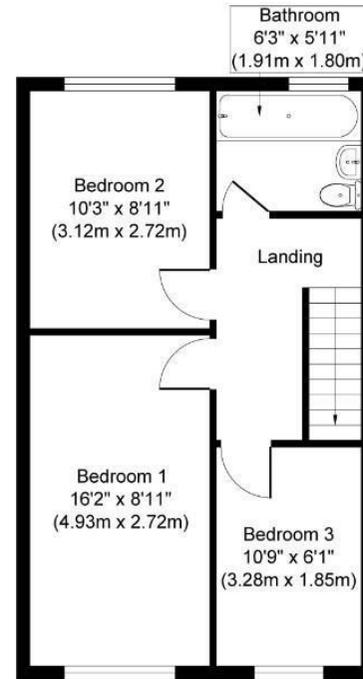
This area of Great Sutton is served by local immunities, schools and numerous transport links. This home lends itself to a family with its well-planned internal space to include the modern, open plan kitchen/diner with conservatory beyond.

An added feature is the enclosed rear garden, generous parking to the front and additional parking leading to the garage accessed via the timber gates.

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Ground Floor
Approximate Floor Area
650 sq. ft
(60.38 sq. m)



First Floor
Approximate Floor Area
464 sq. ft
(43.10 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.

Entrance Hall

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

Lounge

15'3" x 12'2"

Feature fireplace with gas fire, laminate flooring, double glazed window to front elevation, central heating radiator. Door to:-

Kitchen/Diner

15'3" x 11'2"

The kitchen area is fitted with modern units, contrasting worktops and integrated appliances to include four burner hob, oven, plumbing for automatic washing machine, dishwasher. Double glazed window to rear elevation. The dining area provides ample room for a dining table. Central heating radiator, under stairs storage cupboard, sliding patio doors lead to:-

Conservatory

16'5" x 9'3"

Double glazed windows, tiled walls and access to the side driveway and garden.

First Floor

Staircase from hall to first floor landing with loft access and central heating radiator.

Bedroom One

16'2" x 8'11"

Double glazed window to front elevation, central heating radiator.

Bedroom Two

10'3" x 8'11"

Double glazed window to rear elevation, central heating radiator, wardrobe recess.

Bedroom Three

10'9" x 6'1"

Double glazed window to front elevation, central heating radiator, integral wardrobe.

Bathroom

6'3" x 5'11"

Fitted suite in white to include panel bath with rainfall shower and separate hand held attachment, vanity unit with sink and low-level WC. Tiled walls, ladder towel rail, double glazed window to rear elevation, recessed spotlights.

Outside

To the front of the property there is ample space to house a number of vehicles. Double timber gates lead to more parking and a single garage. The remaining rear garden is laid to lawn with a small patio area.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.



