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84 Church Lane, Great Sutton, Ellesmere Port, CH66 4RG

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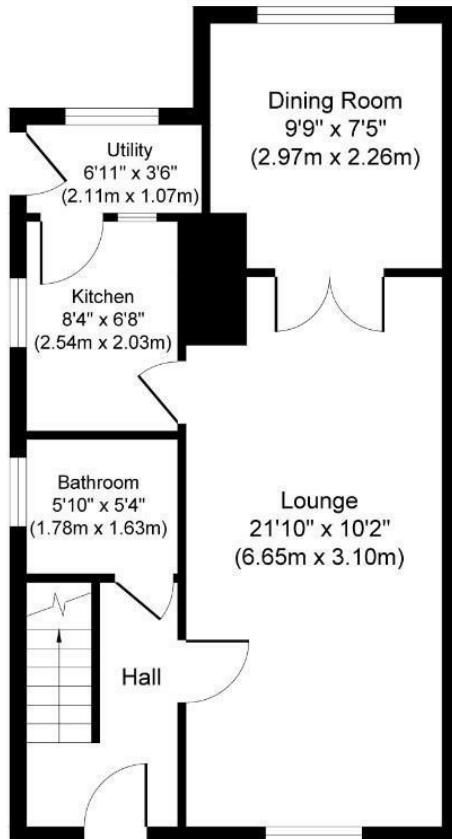
Asking Price £220,000

Nestled in the charming area of Great Sutton, this delightful semi-detached house on Church Lane offers a perfect blend of comfort and convenience.

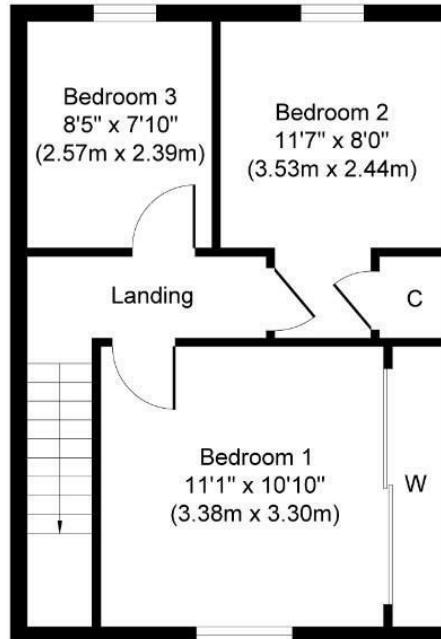
The property boasts two reception rooms, providing ample space for relaxation and entertaining guests, a kitchen with separate utility and the bathroom to the ground floor. To the first floor and three good sized bedrooms.

Outside, there is a lovely garden to the rear, perfect for enjoying the outdoors or hosting summer gatherings. Additionally, the detached garage offers valuable storage space, while off-road parking ensures that your vehicles are secure and easily accessible.

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Ground Floor
Approximate Floor Area
497 sq. ft
(46.17 sq. m)



First Floor
Approximate Floor Area
397 sq. ft
(36.88 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

UPVC front entrance door with frosted glass side panel leads into the hall with cupboard housing electric meter, central heating radiator, staircase to first floor.

Bathroom

5'10" x 5'4"

Three piece bathroom suite in white comprising; panelled bath, low level WC, pedestal wash hand basin, fully tiled walls, double glazed window to side, central heating radiator,

Lounge

21'10" x 10'2" to widest point going to 7'3"

Double glazed window to front elevation, two central heating radiators, gas fire with surround, wooden and glazed double doors lead through to:-

Dining Room

9'9" to widest point x 7'5" to widest point

Central heating radiator, double sliding door to rear garden.

Kitchen

8'4" x 6'8"

Wall and base units, tiled splashbacks, cooker point, double glazed window to side and rear, Glow Worm central heating boiler, ceramic tiled floor, door into:-

Utility

3'6" x 6'11"

UPVC door to side, ceramic tiled floor, double glazed window to rear.

First Floor

Staircase leads from hall to first floor landing with double glazed window to side elevation.

Bedroom One

11'1" x 10'10" excluding depth of wardrobes

Double glazed window to front elevation, central heating radiator, triple door fitted wardrobes.

Bedroom Two

11'7" x 8'0" to widest point

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

Bedroom Three

8'5" x 7'10" to widest point

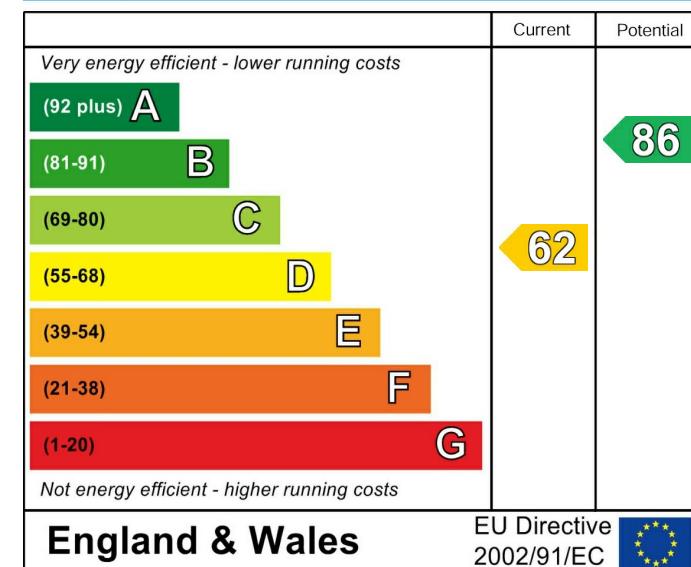
Double glazed window to rear, central heating radiator.

Outside

Front - Large driveway leading to single brick garage with up and over door, lawned area with border, side pedestrian gated access to rear.

Rear - Lawn area with path, steps up to further lawned 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.



