



HUNTERS[®]
HERE TO GET *you* THERE

109 Parklands, Little Sutton, CH66 3QH

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Offers Over £130,000

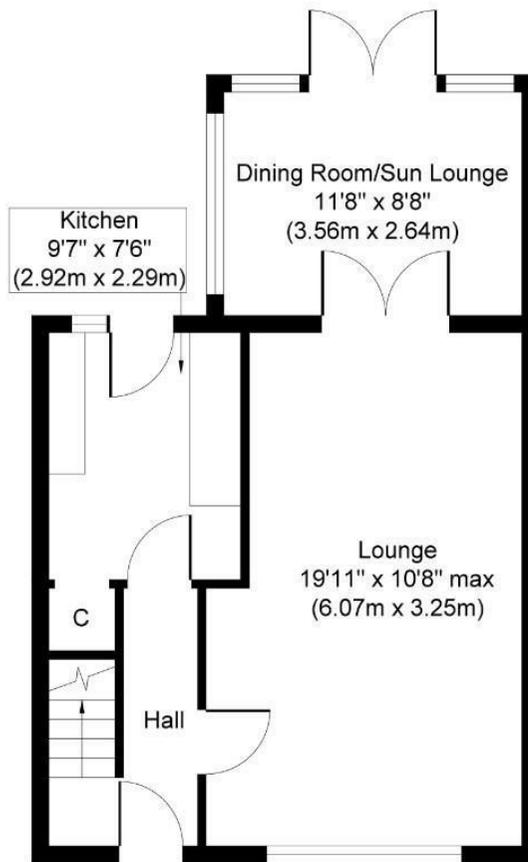
Calling all investors looking to increase their rental portfolio, we are pleased to offer this extended, non-standard construction, three bedroom terrace home. The property offers spacious family accommodation, off-road parking, generous tiered rear garden and contemporary black windows and doors.

The property is conveniently situated for access to both Great and Little Sutton, both of which offer a good range of shops, doctors and schools.

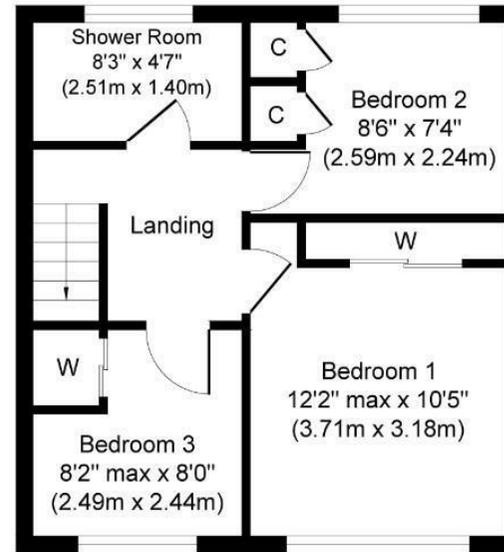
This competitively priced property should be viewed early to avoid disappointment.

Agents Note – If a mortgage is required, please discuss the 'non-standard construction' element with your financial advisor before viewing.

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Ground Floor
Approximate Floor Area
477 sq. ft
(44.34 sq. m)



First Floor
Approximate Floor Area
368 sq. ft
(34.23 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

19'11" x 10'8" max

Laminate flooring, double glazed window with blinds to front elevation, central heating radiator, French doors lead to the new extension.

Dining Room/Sun Room

11'8" x 8'8"

Double glazed windows, laminate flooring, French doors leading to rear patio and garden.

Kitchen

9'7" x 7'6"

Fitted with a range of wall and base units in a high gloss cream complimented by a quartz style worktop which extends to create a splashback area, inset sink and drainer unit with mixer taps, cooker recess, plumbing for automatic washing machine, double glazed window to rear elevation, double glazed rear door to the side patio area, central heating radiator, under stairs recess.

First Floor

Staircase leads from hall to first floor landing.

Bedroom One

12'2" max x 10'5"

Fitted wardrobes, central heating radiator, double glazed window to front elevation.

Bedroom Two

8'6" x 7'4"

Boiler cupboard housing a Valiant boiler, additional storage cupboard, double glazed window to rear elevation, central heating radiator.

Bedroom Three

8'2" max x 8'0"

Built-in wardrobe, double glazed window to front elevation, central heating radiator.

Bathroom

8'3" x 4'7"

Modern suite in white to include large walk-in shower cubicle with rainfall showerhead and handheld attachment. Low-level WC, vanity unit with wash hand basin and storage below, ladder style towel rail, tiled walls and floor, double glazed window to rear elevation.

Outside

To the front there is off road parking with block finish.

To the rear there is a patio area and good sized, split level lawn area.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(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.



