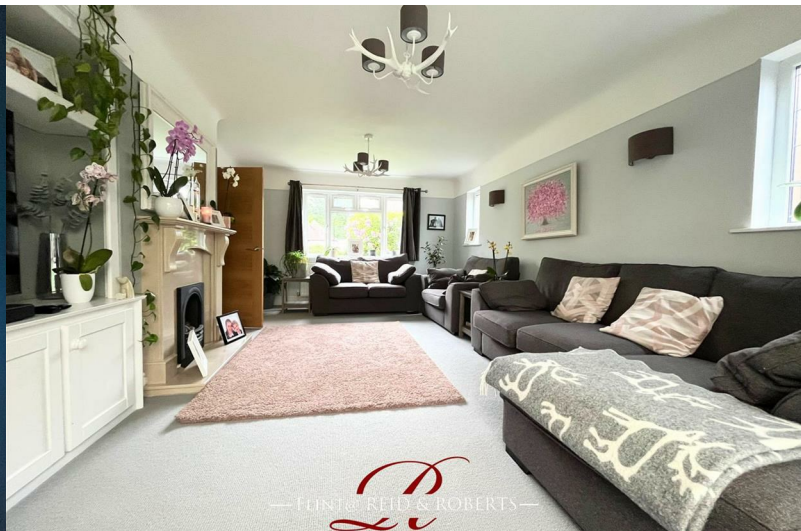
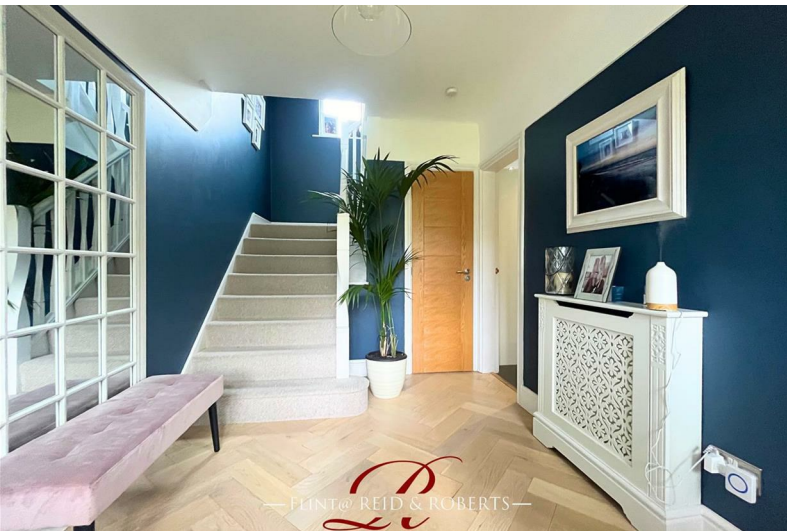




4 Hillcrest Road

Little Sutton, Ellesmere Port, CH66 4PZ

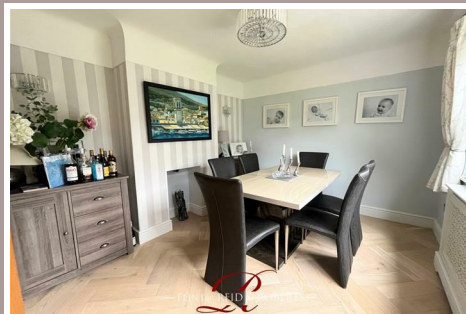
£525,000



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£525,000



Accommodation Comprising:

Portico timber frame porch, paved pathway to the front entrance and Upvc double glazed composite door with decorative panels opens to:

Reception Hall

Upvc double glazed frosted windows to the front elevation, built in storage cupboards, engineered oak flooring, stairs leading to the front entrance, double panelled radiator with decorative cover and doors into:

Lounge

19'3 x 12'8 (5.87m x 3.86m)

A light and spacious room having a Upvc double glazed window to the front elevation and two Upvc double glazed feature reproduced stained glass windows to the side elevation, built in media centre with shelving and cupboards beneath, living flame gas fire set on a granite hearth with complimentary inset and surround, double panelled radiator and carpeted flooring.

Glazed panel double French doors opening to:

Garden Room

15'9 x 11'4 (4.80m x 3.45m)

Dwarf wall with Upvc double glazed units to the rear and side elevations with Upvc double glazed French doors opening to the stone patio area, wood effect laminate flooring, and double panelled radiator with decorative surround.

Dining Room

12'9 x 10'3 (3.89m x 3.12m)

Upvc double glazed window to the front elevation, engineered Oak flooring, feature inset, double panelled radiator with decorative cover and wall light points.

Cloakroom W/C

Two piece cloakroom suite comprising: low level push flush w/c, pedestal wash hand basin, splash back tiling, Upvc double glazed frosted reproduction stained glass window, vinyl flooring, built in storage cupboard and wall mounted coat hooks.

Kitchen

18'4 x 12'1 (5.59m x 3.68m)

Housing a comprehensive range of white gloss, wall, drawer and base units with chrome handles, solid granite work surfaces, inset stainless steel sink and carved drainer with mixer tap over, Island with granite work surface and cupboards beneath, built in dishwasher, fridge freezer and wine cooler. Void and plumbing for multi fuel range cooker with glass splash back and extractor hood over, tiled floor, recessed spotlights and Upvc double glazed French doors with side panels opening to the rear stoned patio area.

Door into:

Utility Room

Housing a range of wall and base units with roll top work surfaces over, stainless steel sink and drainer unit mixer tap over, splash back tiling, void and plumbing for washing machine and tumble drier, Upvc double glazed window to the rear elevation and Upvc double glazed door opening to the rear garden.

First Floor Accommodation

Landing

Large Upvc double glazed reproduction stained glass window to the rear elevation, feature light fitting, turned spindles and balustrade, double panelled radiator with decorative cover, loft access hatch and doors leading into:

Master Bedroom

14'3 x 12'8 (4.34m x 3.86m)

Upvc double glazed window to the front and side elevations, double panelled radiator and walk in wardrobe with hanging rail, carpeted flooring, Upvc double glazed window and storage space.

Door into:

En-Suite Shower Room

Three piece suite comprising: Glazed, double shower cubicle with rainfall shower head, back to the wall push flush w/c and vanity wash hand basin, large Upvc double glazed frosted window to the rear elevation, extractor fan, black fixtures, splash back tiling and tiled floor.

Bedroom Two

12'7 x 10'2 (3.84m x 3.10m)

Upvc double glazed window to the front elevation, double panelled radiator and carpeted flooring.

Bedroom Three

14'0" x 11'6" (restricted head height) (4.29m x 3.53m (restricted head height))

Upvc double glazed dormer windows to the front and rear elevation, velux sky light, eaves storage, inset spotlights and carpeted flooring.

Bedroom Four

9'9 x 8'0 (2.97m x 2.44m)

Upvc double glazed window to the front elevation, double panelled radiator and carpeted flooring.

Family Bathroom

Four piece suite comprising: step up to a Freestanding bath with chrome tap stand and feature wall inset, glazed shower cubicle with wall tiling, wall mounted shower, back to the wall push flush w/c and vanity wash hand basin, two Upvc double glazed frosted windows to the rear elevation, wall mounted towel heater, built in airing cupboard housing the central heating boiler and tiled floor.

Outside

The property is approached via mature live hedging with an opening to a block paved driveway which provides ample off road parking and leads to the single bay attached garage. The garden to the front is mainly laid to lawn with well stocked flower beds housing a wide variety of established shrubs and bushes. A block paved pathway leads to the front entrance and to the side of the property.

To the rear of the property there is a generous stone patio area proving an ideal space for 'Al fresco' dining, a lawned garden and an area laid with decorative bark bound to all side with live hedging and mature trees.

Tel: 01352 762300

Garage

17'8 x 12'7 (5.38m x 3.84m)

Up and over door, power and light access and courtesy door to the rear.

EPC & Council Tax

EPC - E

Council Tax - Band F

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can be emailed on request.

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

* Please Be Advised *

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Opening Hours

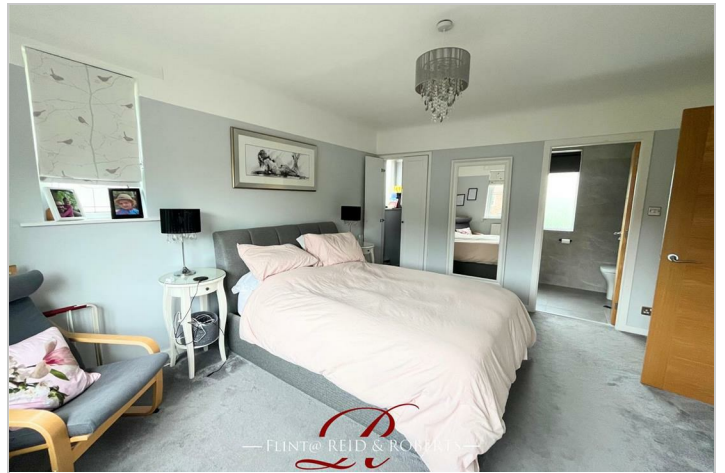
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

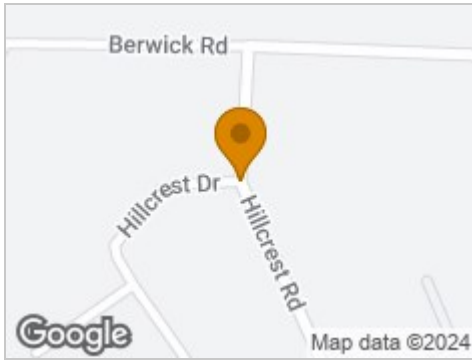
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



Hybrid Map



Terrain Map



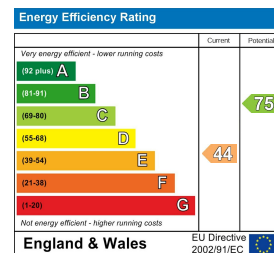
Floor Plan



Viewing

Please contact our Flint at Reid & Roberts Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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