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7 Drummond Avenue, Great Sutton, Ellesmere Port, CH66  
4UP

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Asking Price £200,000

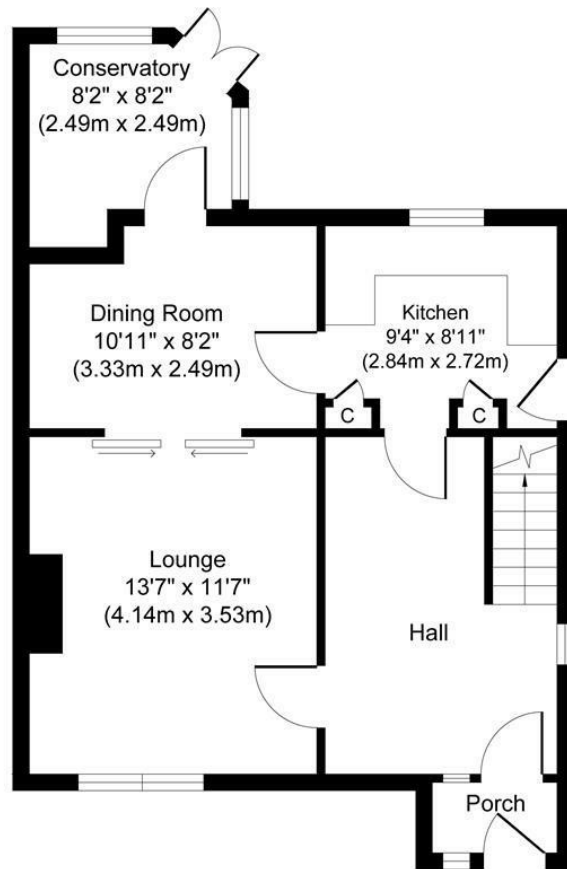
This semi-detached property provides two inviting reception rooms that seamlessly connect through sliding doors to create a spacious and airy atmosphere, perfect for entertaining guests or enjoying family gatherings. The remaining accommodations comprises of a conservatory, kitchen, three bedrooms and shower room.

Externally there is a driveway providing ample off road parking with double gated access to the side, leading to a single garage. Front and rear gardens with matured shrubs and Astro lawn areas.

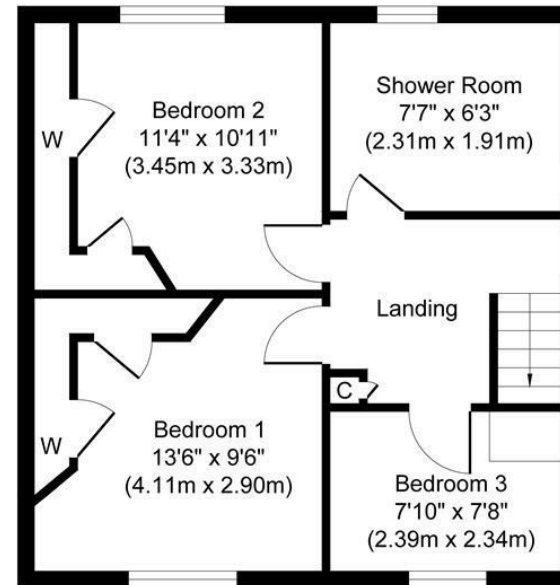
This property is situated by local amenities with excellent transport links nearby. Whether you are looking to settle down or invest, Being offered with no onward chain, Drummond Avenue is a wonderful opportunity that should not be missed.

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**Ground Floor**  
**Approximate Floor Area**  
**545 sq. ft**  
**(50.62 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**469 sq. ft**  
**(43.59 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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**Porch**

5'5" x 3'4"  
UPVC front door with patterned glass insert, double glazed side panel, wall light fitting. Single glazed door leads to hall with glazed side panel.

**Hall**

Central heating radiator, double glazed window to side elevation.

**Lounge**

11'7" to widest point x 13'7"  
Full height windows to front elevation, central heating radiator, gas fire with surround, glazed double doors leading to:-

**Dining Room**

8'2" x 10'11"  
Central heating radiator, door to kitchen and double sliding doors to:-

**Conservatory**

8'8" to widest point x 8'2" to widest point  
Half brick, half glazed conservatory with double French doors to garden, electric heater.

**Kitchen**

9'4" x 8'11"  
With a range of wood effect wall & base units comprising of three single and one double wall unit, one double and one corner with a set of four drawer base unit. Stainless steel one and a half bowl sink unit, contrasting black worktops, Worcester boiler, tiled splashbacks, tile effect vinyl flooring, two fitted cupboards one housing electric meter and the other housing the gas meter. Double glazed door to side elevation. Return access to hall.

**Stairs / Landing**

Stairs from hall leads to first floor landing with loft access via loft ladder, double glazed frosted window to side elevation, fitted cupboard.

**Bedroom One**

13'6 to widest point x 9'6" to widest point  
Range of fitted wardrobes with dressing unit with seven drawers with mirror above and second long mirror, double glazed window to front, central heating radiator.

**Bedroom Two**

10'11 to widest point x 11'0" to widest point  
With a range of fitted wardrobes and dresser unit four drawers with mirror above. Double glazed window to rear elevation, central heating radiator.

**Bedroom Three**

7'8" x 7'10" to widest point  
Double glazed window to front elevation, central heating radiator, box over stairs.

**Shower Room**

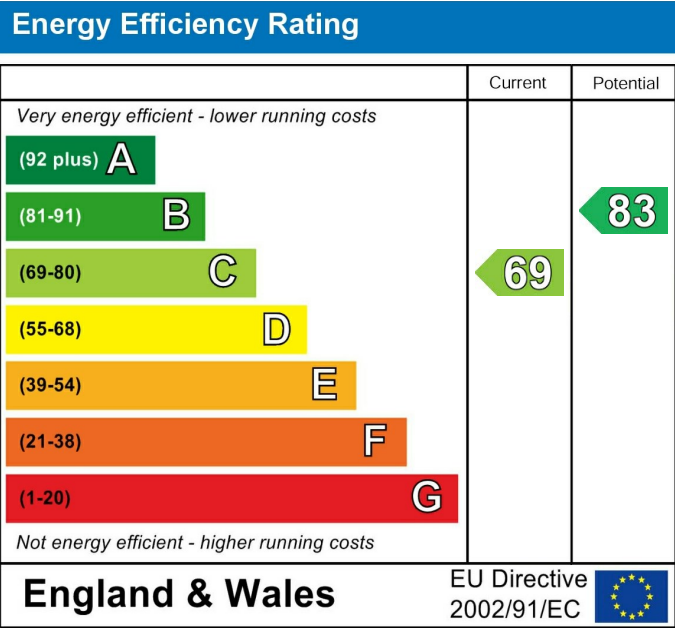
6'3" x 7'7"  
Fully tiled walls, double glazed frosted windows to side and rear elevations. Towel radiator, ow level WC fitted into brown high gloss unit with two small cupboards and contrasting black worktop. Corner shower cubicle with electric shower, black sparkle mermaid boarding to two walls, brown high gloss vanity unit with four cupboards and inset white sink, black contrasting worktop, two fitted brown high gloss wall units with inset mirror and light. Four inset light fittings.

**Outside**

Printed driveway leads to double side gated access. Astro lawn & mature shrubs.

The printed driveway continues to the side, leading to a single brick garage with up and over door.

Printed patio and path area to rear with walled Astro lawn and mature shrubs. Side access to garage.



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.



















