



HUNTERS[®]
HERE TO GET *you* THERE

44 Baker Drive, Great Sutton, Ellesmere Port, CH66 4QX

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Asking Price £210,000

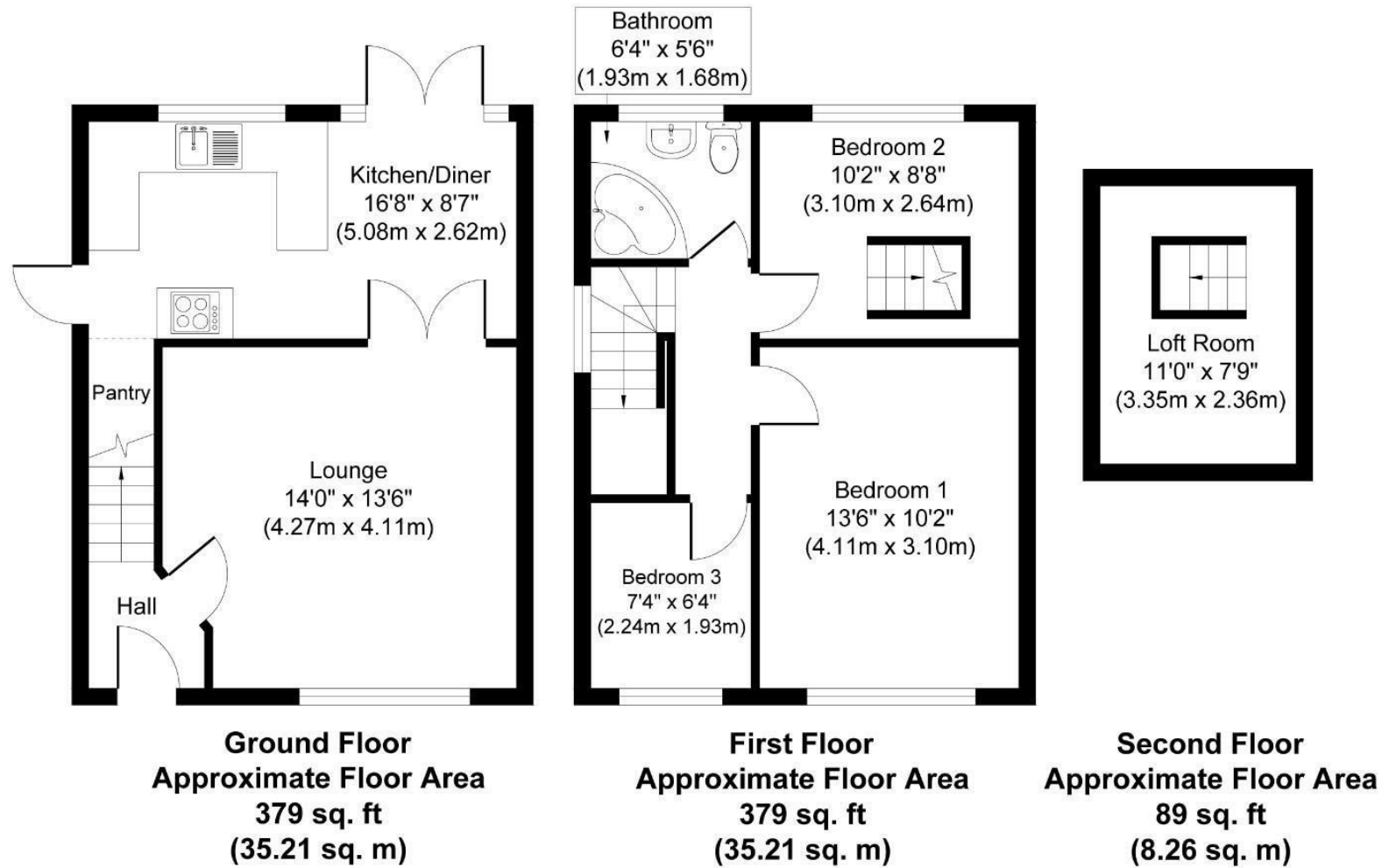
Calling all those buyers who are looking for the rare opportunity to sympathetically modernise a three bedroom semi-detached home, built by the well know and respected builders Roberts & Sloss.

This has been the Vendors family home for a number of years now and they appreciate the new buyers will want to improve certain aspects. With this in mind, we believe the asking price is realistic to allow for any potential works.

The area is well established and popular due to its position and proximity to surrounding facilities, schools and commuter links.

Call us to arrange a viewing and let your imagination run free!

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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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Entrance Hall

Front door leads into entrance hall with central heating radiator and staircase to first floor.

Lounge

14'0" x 13'6"
Feature fireplace with inset fire creates a focal point to this room, laminate flooring, double glazed window to front elevation, central heating radiator and double doors opening into:-

Kitchen/Diner

16'8" x 8'7" (overall)
The kitchen area is fitted with a range of wall and base units extending to a peninsular unit which creates a separation to the dining area. Fitted hob with extractor above, oven, plumbing for automatic washing machine, sink unit, understairs pantry, double glazed window to rear, UPVC & glass door to side and French doors from the dining area lead out onto the patio.

First Floor

Staircase from entrance hall to first floor landing with window to side elevation.

Bedroom One

13'6" x 10'2"
Double glazed window to front elevation, central heating radiator.

Bedroom Two

10'2" x 8'8"
Double glazed window to rear elevation, central heating radiator.

Bedroom Three

7'4" x 6'4"
Double glazed window to front elevation, central heating radiator.

Loft

11'0" x 7'9"
With drop down ladder into bedroom two, boarded and with roof light. Although no formal permission has been granted, it might be possible with the correct permission granted to create an additional formal room.

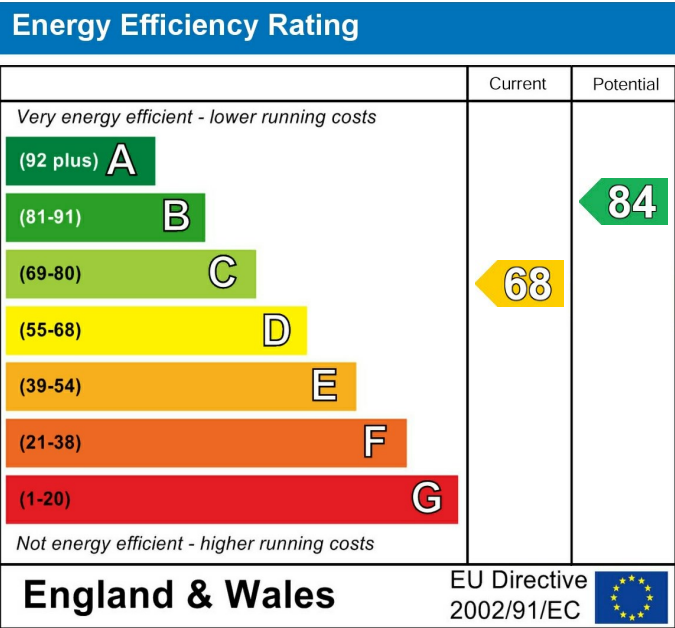
Bathroom

6'4" x 5'6"
Corner bath with shower over, pedestal wash basin, low level WC, tiled walls, central heating radiator and double glazed window to rear elevation.

Outside

There is off road parking to the front with the scope to create more. Double timber gates leading down the side of the property.

The rear garden has a paved patio area, lawned area and a selection of mature bushes.



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.







