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59 Dudleston Road, Little Sutton, CH66 4PG

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Offers Over £185,000

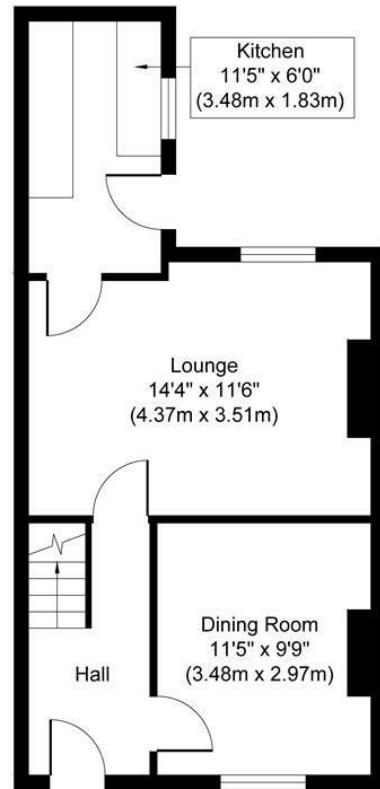
If you are looking for a traditional, characterful terrace house, situated on one of Little Sutton's favoured roads, then look no further.

This property retains the character and charm of the period whilst embracing the modern expectations of today's day to day living needs.

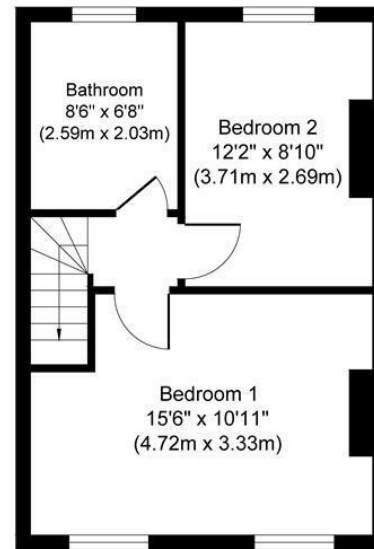
This property presents well and offers well proportioned living space together with an enclosed garden area and garden room/studio, making this a great place to entertain or just enjoy.

Little Sutton offers a range of local shops and amenities whilst Ellesmere Port, Cheshire Oaks and Chester offer a wider selection.

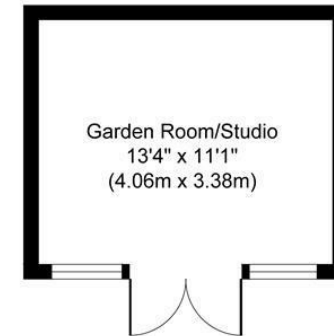
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Ground Floor
Approximate Floor Area
426 sq. ft
(39.57 sq. m)



First Floor
Approximate Floor Area
360 sq. ft
(33.44 sq. m)



Outbuilding
Approximate Floor Area
148 sq. ft
(13.74 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

Wooden front door with leaded glass insert, laminate flooring, central heating radiator, electric meter cupboard.

Dining Room

9'9" ex alcoves x 11'5"
Double glazed window to front elevation, central heating radiator, inserted light fittings, picture rail, laminate flooring.

Lounge

14'4" x 11'6" ex alcoves
Double glazed window to rear elevation, central heating radiator, feature gas fire with tiled surround.

Kitchen

11'5" 6'0"
Step down from the lounge to the kitchen with ceramic flooring, a range of cream fitted wall and base units, contrasting wood effect worktops, fitted electric hob, oven and extractor hood, central heating boiler. Double glazed window to side elevation and door to rear garden.

First Floor

Staircase leads from hall to first floor, loft access with ladder.

Bedroom One

15'0" ex alcoves x 10'11"
Two double glazed window to front elevation, inserted lights, central heating radiator.

Bedroom Two

12'2" x 8'10" to widest point
Double glazed window to rear elevation, central heating radiator.

Bathroom

6'8" x 8'6"
Three piece bathroom suite in white comprising; panelled bath with electric shower over, low level WC, pedestal wash basin, double glazed window to rear elevation, central heating radiator, inserted lights.

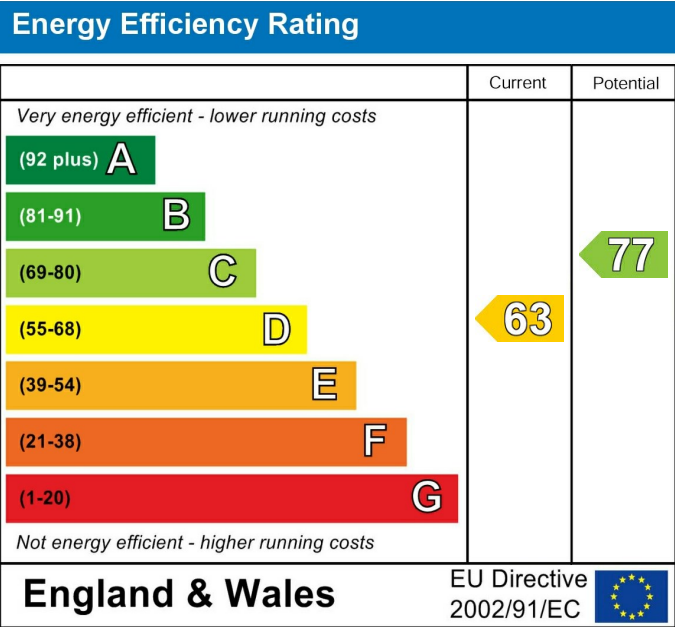
Outside

Enclosed gravelled garden to the front with mature borders.

Enclosed rear garden with access gate, gravelled with raised borders.

Garden room / Studio

11'1 x 13'4
With power and heaters.



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.



