



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

27 Cholmondeley Road, Great Sutton, CH65 7BL

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Asking Price £175,000

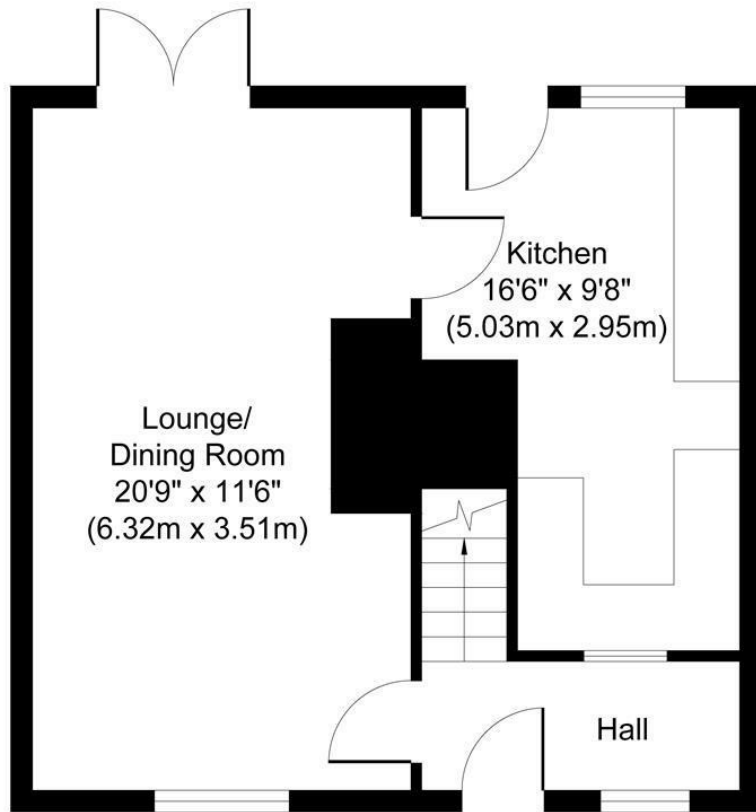
Calling all First Time Buyers or Property Investors - please read about the latest offering from Hunters Little Sutton.

Here we have a traditional mid-terrace home that offers well proportioned accommodation to include; a 20ft lounge/diner, kitchen, three bedrooms and contemporary shower room. This family home is situated in an established residential area close to local amenities and facilities including good schools and various leisure outlets.

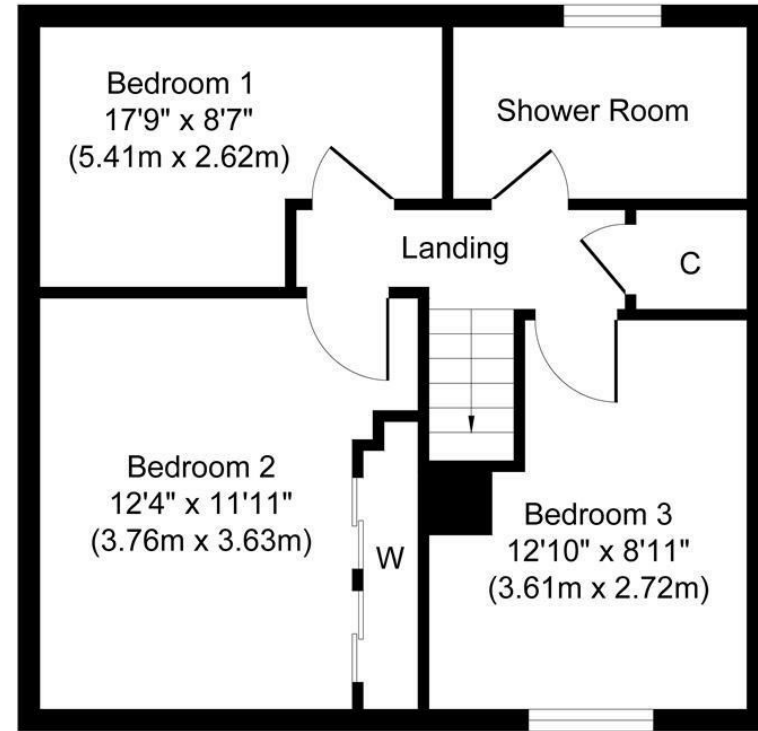
The general area is well served for commuter links which in turn, provide access to surrounding centres of commerce.

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**Ground Floor**  
**Approximate Floor Area**  
**446 sq. ft**  
**(41.44 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**446 sq. ft**  
**(41.44 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

Solid wood front door, ceramic tiled flooring, double glazed window to front, internal frosted glass transom window.

## Lounge/Diner

20'9" x 11'6" to widest point  
Laminate flooring, double glazed window to front, two central heating radiators, living flame gas fire with marble style surround and hearth, double glazed French doors to rear garden.

## Kitchen

9'8" to widest point x 16'6" to widest point  
Range of white, high gloss wall and base units with contrasting worktops, white tiled splashbacks, ceramic tiled flooring, central heating boiler, plumbing for automatic washing machine, double glazed window to rear elevation, UPVC back door with glass panel insert.

## First Floor

Staircase leads from hall to first floor landing with loft access and storage cupboard.

## Bedroom One

17'9" to widest point x 8'7" to widest point  
Double glazed window to rear, central heating radiator.

## Bedroom Two

11'11" to widest point x 12'4" to widest point  
Double glazed window to front, laminate flooring, fitted mirror wardrobes, central heating radiator.

## Bedroom Three

8'11" to widest point x 11'10" to widest point  
Laminate flooring, double glazed window to front, central heating radiator.


## Shower Room

A contemporary shower room with ceramic tiled floor, fully tiled walls, double glazed frosted glass window to rear, large walk-in shower cubicle with two shower heads (one is a rainfall), low level WC, pedestal sink unit, inserted light fittings.

## Outside

Front - Flagged driveway with raised border and mature shrubs, shared pathway to rear.

Rear - Small decking area, side wooden access gate, large flagged patio area with raised borders mature plants, second raised flagged patio area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



















