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42 Adam Avenue, Great Sutton, Ellesmere Port, CH66 4LH

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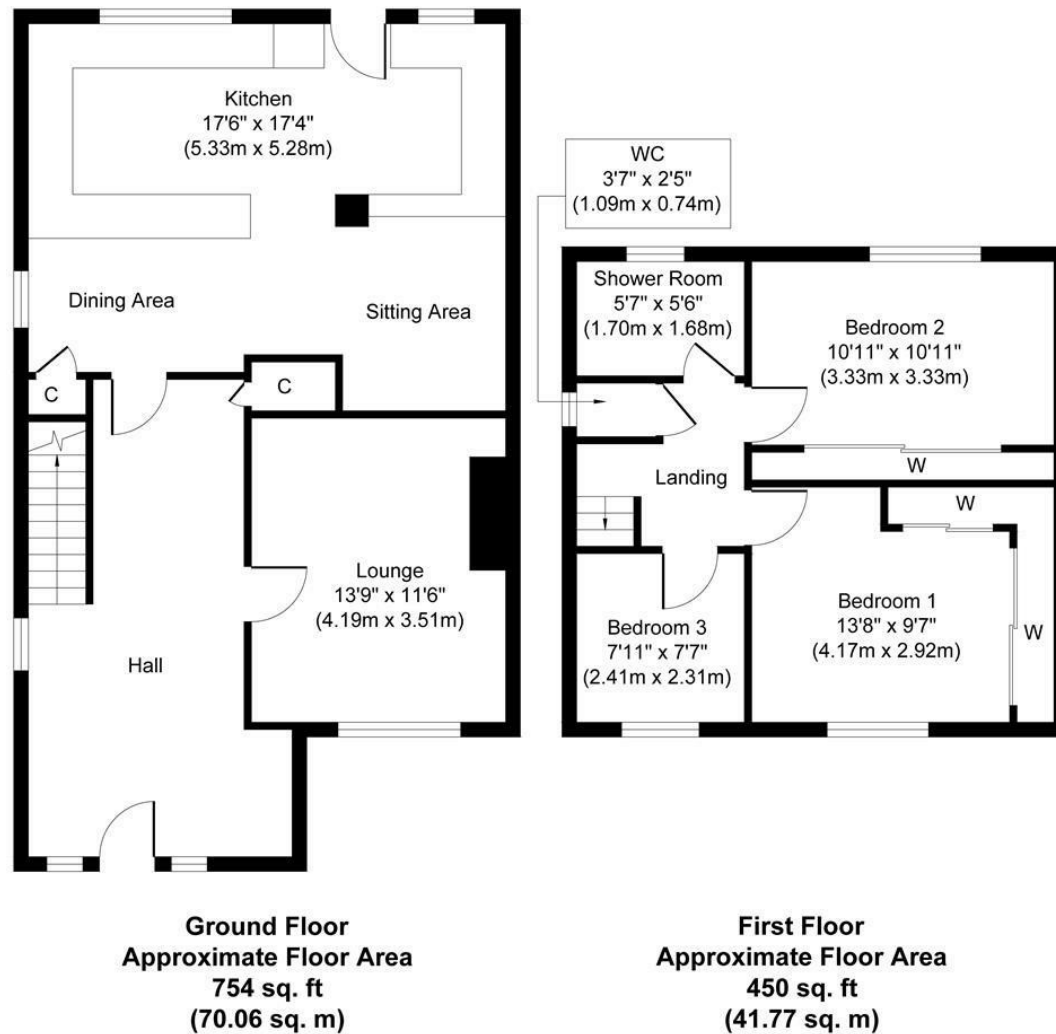
Offers In Excess Of £210,000

Hunters are delighted to offer for sale this well-presented, three-bedroom semi-detached home, ideally positioned in a popular and established residential area of Great Sutton.

This property offers well-proportioned accommodation throughout and is perfect for families, first-time buyers or those looking to downsize. Featuring a bright and spacious lounge, open plan kitchen/dining/living space with access to the rear garden, three good sized bedrooms and a contemporary shower room with separate WC, this property really is ideal for everyday living and entertaining.

Located close to a range of local amenities, shops, well-regarded schools and boasting excellent commuter links, this is a superb opportunity to secure a home in one of Great Sutton's most desirable spots.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465  
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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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## Hall

Upvc front door with decorative insert, central heating radiator, laminate flooring, double glazed window to side elevation, storage cupboard.

## Lounge

13'9" x 11'6" to widest point

Double glazed window to front elevation, vertical blind, fitted carpet, centre light fitting with three matching wall lights, fire with marble effect hearth, central heating radiator.

## Kitchen/Sitting Room

19'4" to widest point x 17'6"

Sitting Room - Laminate flooring, dado rail, two central heating radiators, two spotlight lightings, understairs cupboard housing electric meter, small fitted cupboard housing water meter, double glazed window to side elevation.

Kitchen - Range of wall and base units with contrasting worktops, stainless steel sink unit, tiled splashback, plumbing for automatic washing machine, fitted electric hob with extractor hood over, two fitted ovens, two double glazed windows to rear elevation, Upvc back door.

## Stairs/Landing

Fitted carpet to first floor, double glazed frosted glass window to side elevation, spotlight fitting, smoke alarm, fitted cupboard housing central heating boiler, loft access.

## Bedroom One

13'8" inc depth of wardrobes x 9'7" inc, depth of Range of fitted wardrobes with mirrored dresser unit, double glazed window to front elevation, vertical blind, central heating radiator.

## Bedroom Two

10'11" inc depth of wardrobes x 10'11"

Fitted wardrobes, dado rail, double glazed window to rear elevation, vertical blind, central heating radiator.

## Bedroom Three

7'11" x 7'7"

Double glazed window to front elevation, vertical blind, central heating radiator.

## Separate WC

2'5" x 3'7"

Double glazed frosted glass window to side elevation, low level WC.

## Bathroom

5'7" x 5'6"

Corner shower cubicle with mixer shower, pedestal wash basin, mirror wall cabinet, double glazed frosted glass window to rear elevation, central heating radiator.

## Outside

Front - Tarmac driveway leading to double wooden gates, lawned area.

Rear - Being a real suntrap with path and steps up to raised lawned area and wooden garden shed.

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            | <b>71</b>                                                                           |
| (55-68) <b>D</b>                            | <b>62</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.







