



HUNTERS®

HERE TO GET *you* THERE

49 Dudleston Road, Little Sutton, CH66 4PG

49 Dudleston Road, Little Sutton, CH66 4PG

Asking Price £189,500

Located on a favoured road, close to the centre of Little Sutton, we offer for sale this traditional, semi-detached home.

Having received some upgrades and presenting well, there remains scope to further enhance, possibly with an extension, subject to the relevant permission being obtained.

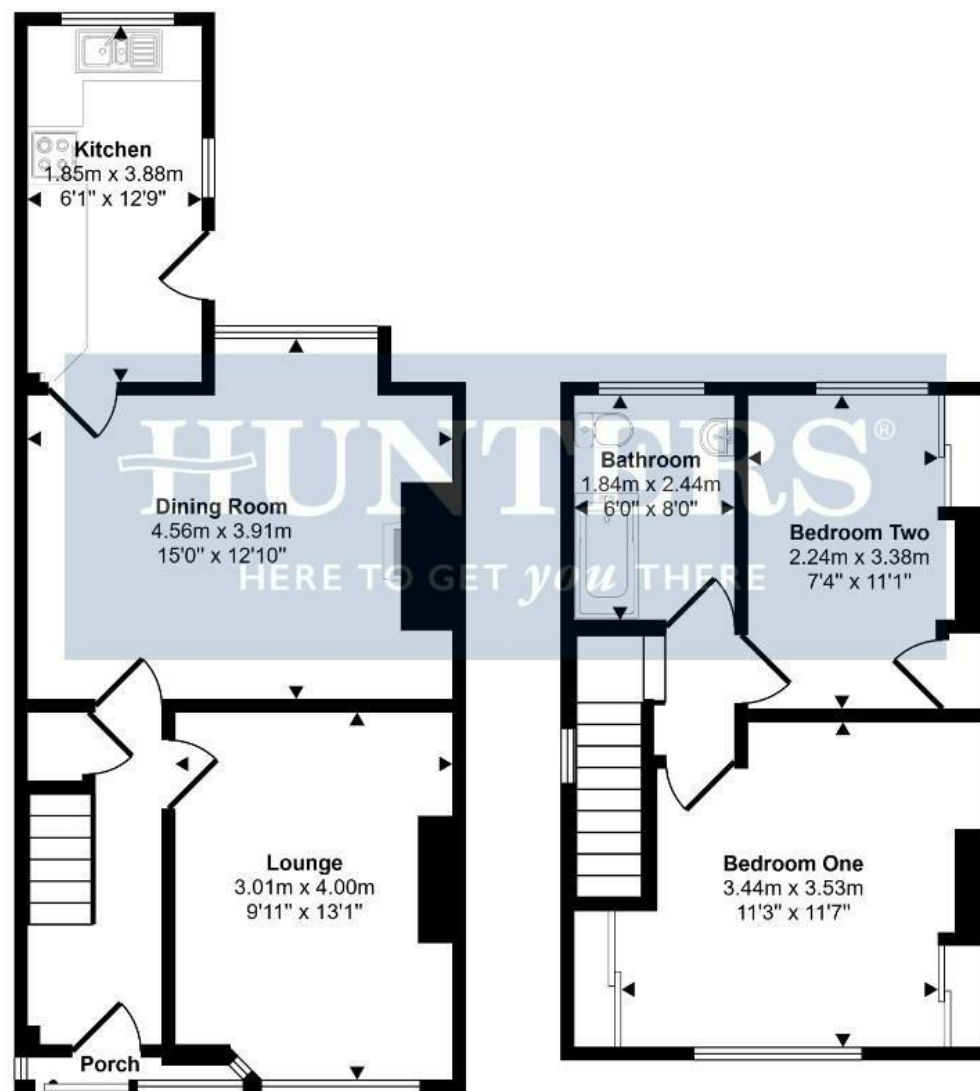
The property enjoys a relatively recent electric combination heating system, a newly fitted kitchen, double glazed windows, redecoration and new carpets. Off road parking, a car port, garage and a generous sized rear garden which enjoys high levels of sun complete this delightful home.

The proximity to Little Sutton village means full advantage can be taken of the facilities on offer with commuter links provided by road, public transport and rail networks.

This is a freehold property and there is no ongoing chain. Broadband connectivity is possible via multiple providers.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
littlesutton@hunters.com | www.hunters.com

Approx Gross Internal Area
75 sq m / 809 sq ft



Ground Floor
Approx 43 sq m / 459 sq ft

First Floor
Approx 33 sq m / 350 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Entrance Porch

UPVC, double glazed.

Entrance Hall

Original tiled floor, central heating radiator, stairs to first floor, two understairs cupboard.

Lounge

9'11" x 13'1"
Original parquet flooring, picture rail, double glazed half-bay window to front elevation, central heating radiator.

Dining Room

15'0" x 12'10"
Large double glazed window overlooking the rear garden, alcove recesses with shelving. Fireplace (complete with smokeless fuel burner) and central heating radiator.

Kitchen

6'1" x 12'9"
Recently newly fitted with a range of wall and base units and contrasting work tops, tiled splashbacks, stainless steel sink unit, plumbing for automatic washing machine, cooker recess, two double glazed windows and door to outside.

First Floor

Staircase leads from hall to first floor landing with double glazed window to side elevation. On the landing there is loft access with a fitted 'pull down' ladder and lighting available in the loft itself.

Bedroom One

11'3" x 11'7"
Two fitted wardrobes and dressing table, double glazed window to front elevation, central heating radiator.

Bedroom Two

7'4" x 11'1"
Fitted wardrobe, and dressing table with drawers. Boiler cupboard housing electric combination boiler, double glazed window to rear elevation, central heating radiator.

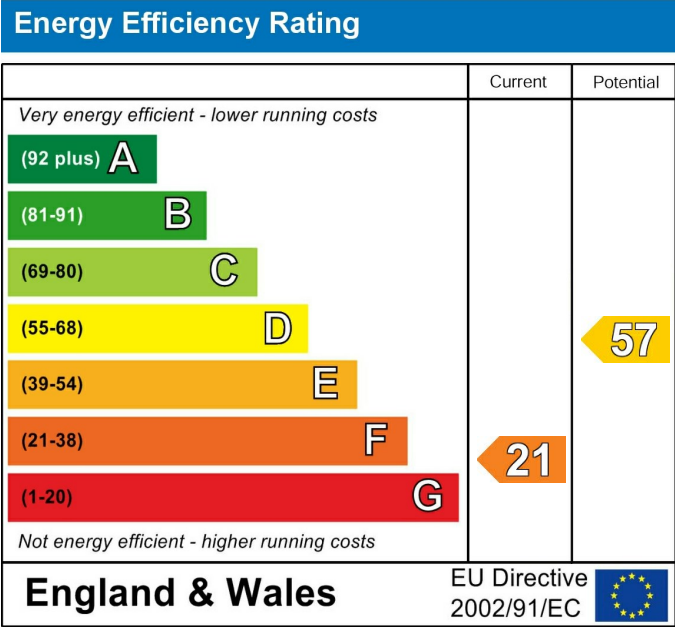
Bathroom

6'0" x 8'0"
Three piece suite in white comprising; enamel bath with Triton electric shower over, shower screen door, low level WC, vanity unit with inset wash hand basin, half tiled walls, double glazed window to rear elevation, central heating radiator and electric shaver point.

Outside

To the front there is a small, mature garden area, off road parking leading to a car port and a garage.

The rear garden is a real feature of this property, being of a good size, well established with lawn, mature borders, patio area and south facing. A workshop/shed and smaller bicycle shed offer additional workspace/storage.



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.









