



# Baildon Green, Little Sutton

£1,000 PCM



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this delightful three-bedroom terraced home, available to let in a friendly and conveniently located neighbourhood. Perfect for families, this property is presented in good condition and benefits from new flooring and has been newly decorated throughout, giving it a fresh and inviting feel the moment you step inside. The ground floor features two welcoming reception rooms. The first is open-plan and boasts a charming fireplace, making it an ideal space for relaxing or entertaining guests. The second reception room offers lovely views over the garden, providing a tranquil spot to unwind after a busy day. The modern kitchen is fitted with an oven and a four-ring gas hob, making meal preparation a breeze. Upstairs, you'll find three good sized bedrooms, each benefiting from built-in wardrobes, offering excellent storage solutions for family life. The family bathroom is fitted with a shower over the bath, combining practicality with comfort. Step outside to the private garden, perfect for summer barbecues or a safe play area for children. Double gates to the rear, open into a private driveway providing off road parking. The home is ideally situated close to public transport links, reputable schools, local amenities, and beautiful green spaces, making daily life convenient and enjoyable for all the family. Don't miss this opportunity to move into a warm and welcoming home, ready to create lasting memories. Book your viewing today! Council tax band B. EPC rating C



#### **Hall**

6'7" (2.01m) x 3'3" (0.99m)

#### **Lounge**

13'6" (4.11m) x 12'7" (3.84m)

#### **Dining Room**

10'4" (3.15m) x 8'5" (2.57m)

#### **Kitchen**

10'4" (3.15m) x 7'2" (2.18m)

#### **Bedroom One**

13'0" (3.96m) x 8'9" (2.67m)

#### **Bedroom Two**

9'4" (2.84m) x 9'4" (2.84m)

#### **Bedroom Three**

10'2" (3.1m) Max x 6'8" (2.03m)

#### **Bathroom**

5'5" (1.65m) x 6'2" (1.88m)

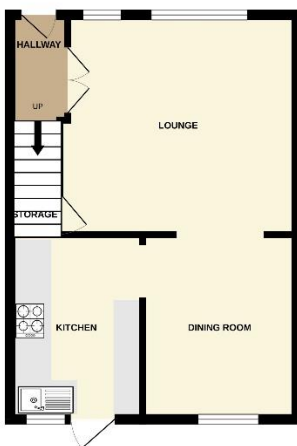




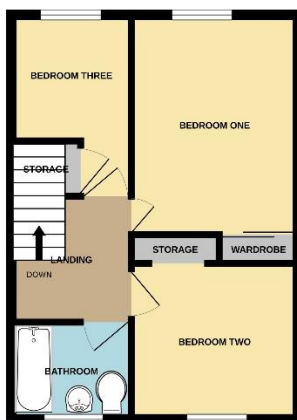




GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of all doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the floorplan. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor 6.2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Contact Us:

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.