

CHANGING HOME



6 The Stables | Station Lane | Guilden Sutton | CH3 7SY

£440,000

A most spacious and versatile three double bedroom barn conversion set within a small private development on the edge of the very popular village of Guilden Sutton. The living accommodation is set on the first floor with sleeping to the ground floor. very attractive front garden with communal gardens to the rear. garage and off road parking. NO ONWARD CHAIN.

Property Description

LOCATION

The Stables are set within a peaceful part of the very popular village of Guilden Sutton which is just to the east of Chester within the heart of the Cheshire Countryside. Access to the main A55 and motorway network is simple. The village has a strong community feel and has a lovely village gastro pub, busy café, a primary school rated outstanding by OFSTED, dentists surgery, post office, village hall and church.

MANAGEMENT FEE

The annual cost of the upkeep of the communal gardens at the rear of the property is we understand £450. this includes the cost of electricity for communal lighting.

HALL

Accessed via a storm porch with quarry tiled floor and with partly quarry tiled floor, 2 radiators. Built in store cupboard and wall light point.

BEDROOM 1

13' 0" x 9' 10" (3.96m x 3m) plus doorway. With fitted wardrobes and radiator.

BEDROOM 2

13' 5" x 9' 2" (4.09m x 2.79m) With fitted wardrobes and radiator.

BEDROOM 3

11' 3" x 10' 2" (3.43m x 3.1m) plus doorway. With fitted wardrobes and radiator.

BATHROOM

9' 2" x 8' 4" (2.79m x 2.54m) With a suite of a Wash hand basin, WC, bath and tiled shower cubicle. tiled walls, heated towel rail and extractor fan. 2 wall light points.

CLOAKROOM

With a WC and wash hand basin. Partly tiled walls and extractor fan.

LANDING

With a vaulted ceiling and 2 electronically controlled roof windows. Feature glass walls to the living room and dining room.

LIVING ROOM

20' 5" x 14' 5" (6.22m x 4.39m) max. With a vaulted timber clad ceiling and beams. Double glazed feature window and ceiling



window above. 2 radiators, recessed spotlights and further double glazed window.

DINING ROOM

11' 0" x 9' 0" (3.35m x 2.74m) With a radiator.

KITCHEN

11' 7" x 12' 3" (3.53m x 3.73m) plus doorway. With an extensive range of timber front floor and wall units with granite worktops. 1 1/2 bowl stainless steel sink unit. Ceramic hob with extractor over. Oven and grill. Integral dishwasher and space for a fridge/freezer. Beamed ceiling and spotlights. Partly tiled walls and radiator.

UTILITY ROOM

6' 2" x 4' 7" (1.88m x 1.4m) With a built in store cupboard. Wall mounted Ideal combi boiler and space for a washing machine and fridge/freezer.

GARAGE

To the far side of the communal driveway lies a single garage with up and over door. There is parking space to the front of the garage.

OUTSIDE

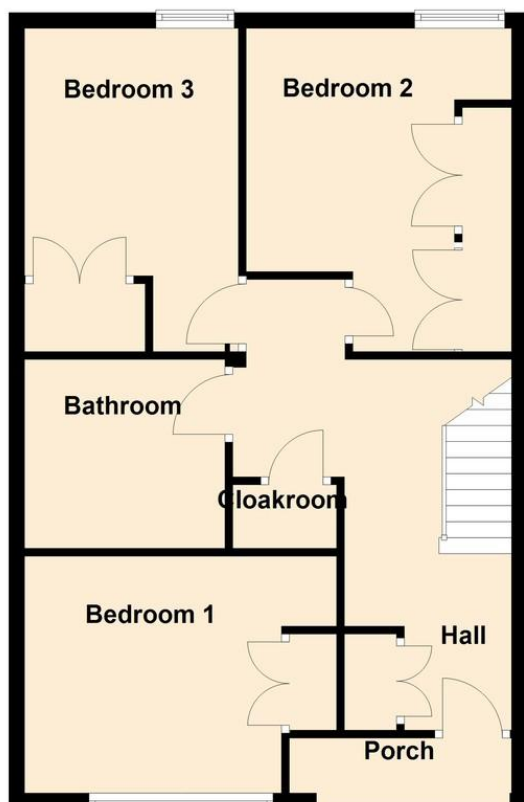
To the front of the property is an attractive garden with lawns and very neat well stocked borders. A brick paved path leads from the communal drive and parking area to the property.

NOTES

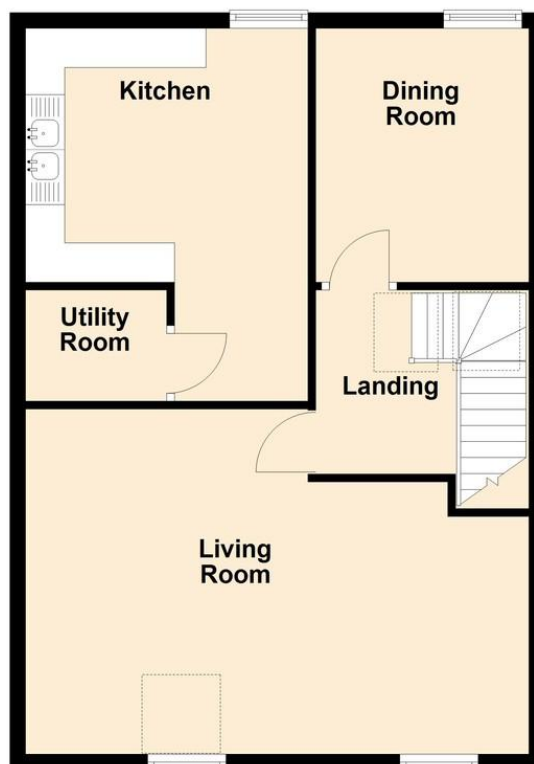
All carpets, curtains, washing machine and fridge are included in the sale.



Ground Floor



First Floor



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements