

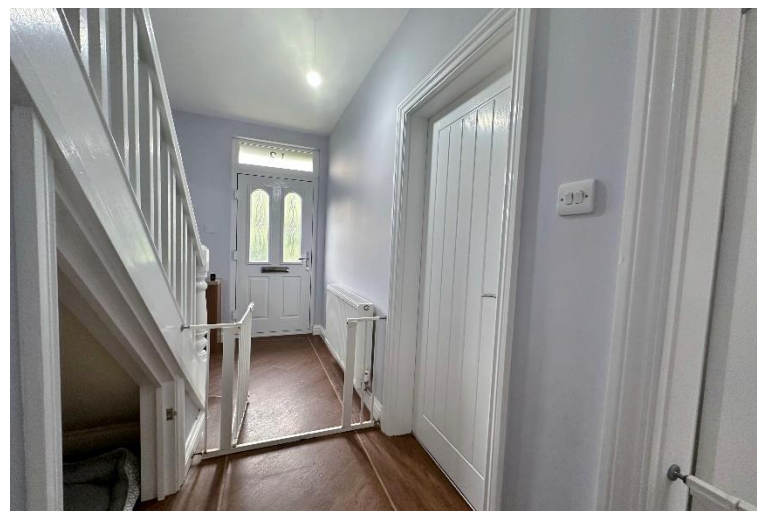


Ledsham Road, Little Sutton, Cheshire CH66 4QE

- Immaculately Presented Three Bedroom Semi Detached Home
- Spanning Over 1400 Square Foot of Sumptuous Accommodation
- Stunning Open Plan Contemporary Living Kitchen Diner
- Extensive and Well Tendered Gardens to the Front and Rear
- Situated at the Centre of a Generous Sized Plot in Little Sutton
- Hallway Bay Fronted Lounge, Utility Room and Downstairs W.C
- Three First Floor Bedrooms, En Suite and a Four Piece Bathroom
- Detached Double Garage Accessed Via a Private Rear Lane



£350,000





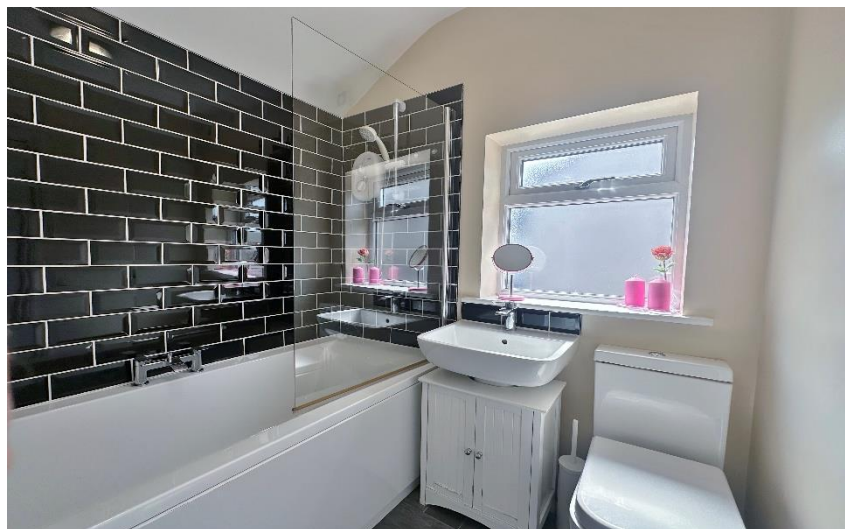
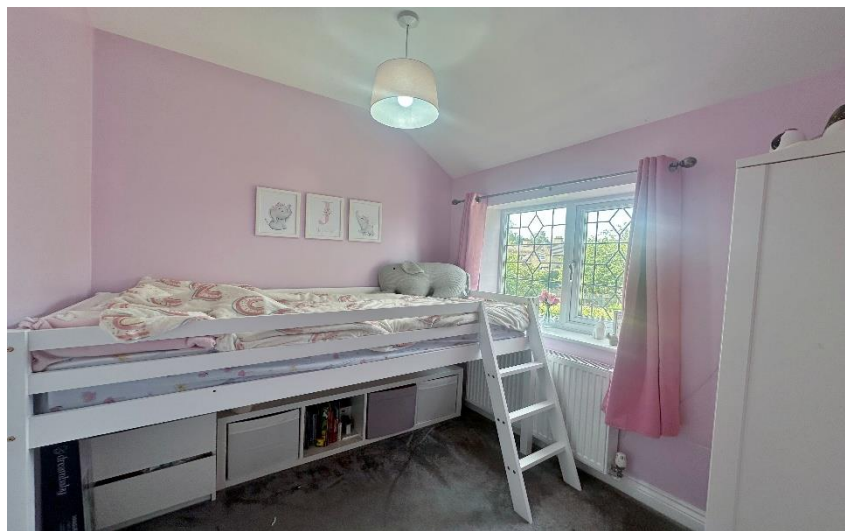






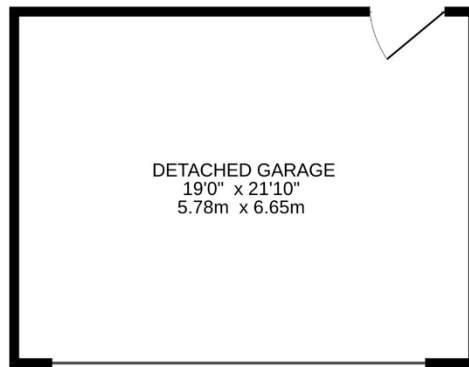






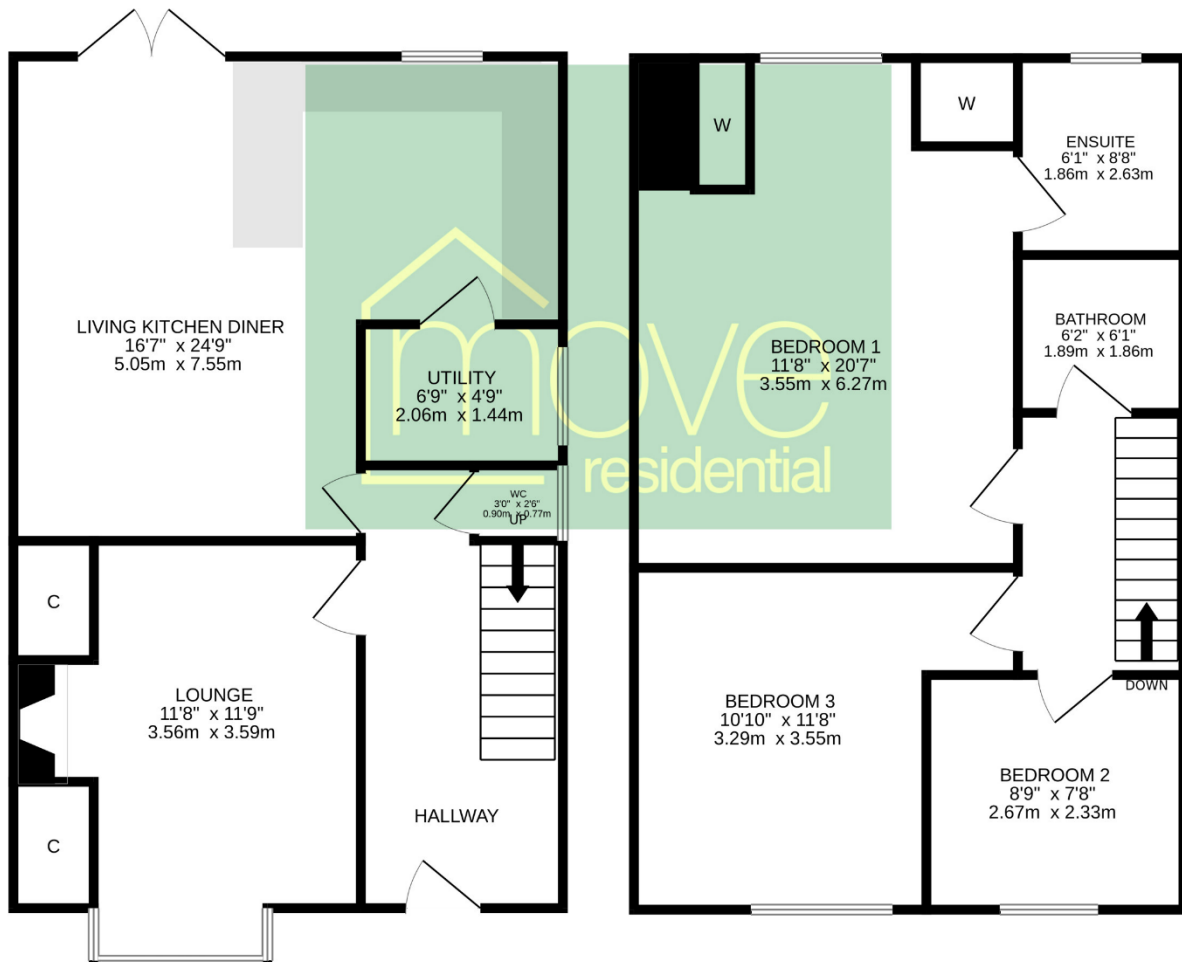






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Impressive and Stylish Three Bedroom Semi-Detached Home

This superbly presented and recently updated three bedroom semi detached home offers spacious, modern living spanning over 1400 square feet of impressive accommodation. Set in the centre of a generous plot, the home is complemented by substantial front and rear gardens, providing an excellent outdoor space for entertaining or relaxing.

At the heart of the home is a breathtaking open-plan living kitchen diner, flooded with natural light and perfect for everything from relaxed breakfasts to dinner parties with friends. A cosy yet elegant lounge offers a quieter retreat, while the utility room and ground floor WC add everyday practicality with a touch of luxury. The first floor boasts three well proportioned bedrooms, including a luxurious master with an ensuite and built-in wardrobes, as well as a modern four piece family bathroom.

Outside, the home continues to impress. The aforementioned generous front and rear gardens are a haven for outdoor living – perfect for summer barbecues, family games, or simply enjoying the sunshine. Tucked away at the rear, a detached double garage accessed via a private lane offers both convenience and privacy. This home is perfect for families and professionals alike, offering a blend of comfort, style, and practicality in a desirable residential location – a closer inspection is essential to appreciate this home in full.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.