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4 Tiler Close, Little Sutton, CH66 4BS

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Asking Price £270,000

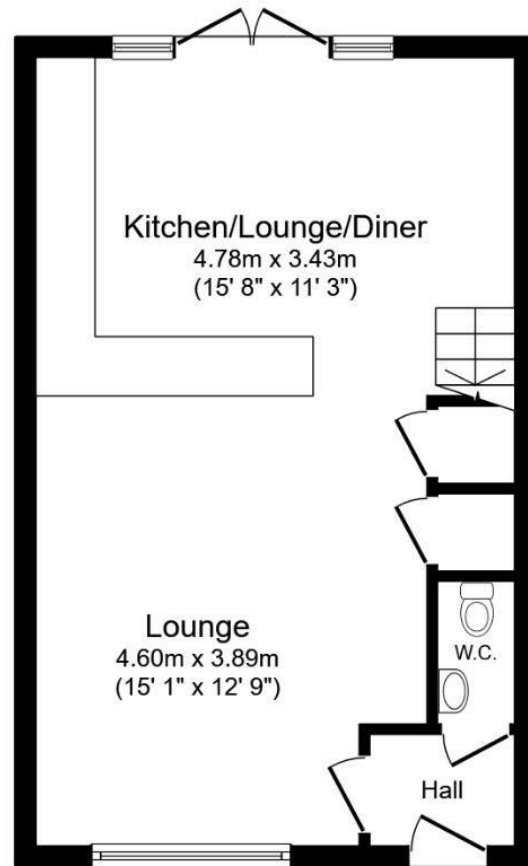
Hunters Little Sutton are delighted to introduce this well presented, modern three-bedroom end terrace property on Tiler Close, perfectly situated on a highly sought-after development in the heart of Little Sutton.

Designed with modern living in mind, the heart of this home is its impressive ground-floor open-plan layout. Seamlessly blending the lounge, kitchen, and dining areas, the space offers the ultimate social hub for entertaining and everyday family life, while clever design effortlessly maintains distinct "zones" for cooking, dining, and relaxing. Upstairs, the property continues to impress with three bedrooms, including a stylish ensuite shower room to the principle bedroom and a contemporary family bathroom.

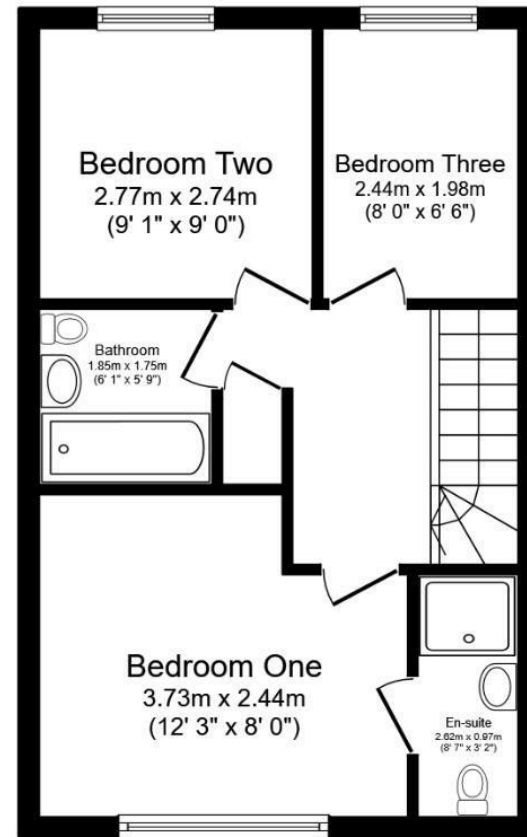
Stepping outside, you'll find a delightful, fully enclosed rear garden, ideal for summer BBQs, pets, children and outdoor relaxation, as well as the added convenience of two allocated off-street parking spaces.

Situated in a prime location, this property benefits from a fantastic array of local shops, schools and amenities right on your doorstep, alongside excellent transport links and quick access to major motorway networks for effortless commuting.

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Ground Floor



First Floor

Total floor area: 77.5 sq.m. (835 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Entrance Hall

LVT flooring, central heating radiator.

Cloakroom / WC

3'7" x 5'1"

Tiled floor, low level WC, floating wash hand basin with tiled splashback, central heating radiator.

Lounge

15'1" x 12'9"

LVT flooring, double glazed window to front elevation, central heating radiator. Open plan access through to:-

Kitchen / Diner

15'8" x 11'3"

Fitted with a range of contemporary wall and base units in white with contrasting laminate work surfaces, inset stainless steel sink unit, four ring gas hob with oven below and chimney style cooker hood above. Integrated fridge freezer, dishwasher. LVT flooring, ceiling spotlights, vertical radiator, double glazed UPVC French doors opening onto the patio area, stairs to first floor. Under stairs storage cupboard with plumbing for automatic washing machine and space for a tumble dryer.

First Floor

Staircase leads to the first floor landing with central heating radiator, double glazed window to side elevation, airing cupboard and loft access.

Bedroom One

12'3" x 8'0" excluding depth of fitted wardrobes
Double glazed window to front elevation with venetian blinds, central heating radiator, built in wardrobes. Door to:-

Ensuite Shower Room

8'7" x 3'2"

Low level WC, floating wash hand basin, shower cubicle with fixed rainfall shower and further hand held attachment, tiled flooring, ceiling spotlights, ladder style heated towel rail, extractor fan.

Bedroom Two

9'1" x 9'0"

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

8'0" x 6'4"

Double glazed window to rear elevation, central heating radiator.

Bathroom

6'1" x 5'9"

Three piece suite in white comprising panel bath with shower over and screen, floating wash hand basin, low level WC, heated ladder style towel rail, tiled flooring, ceiling spotlights, extractor fan.

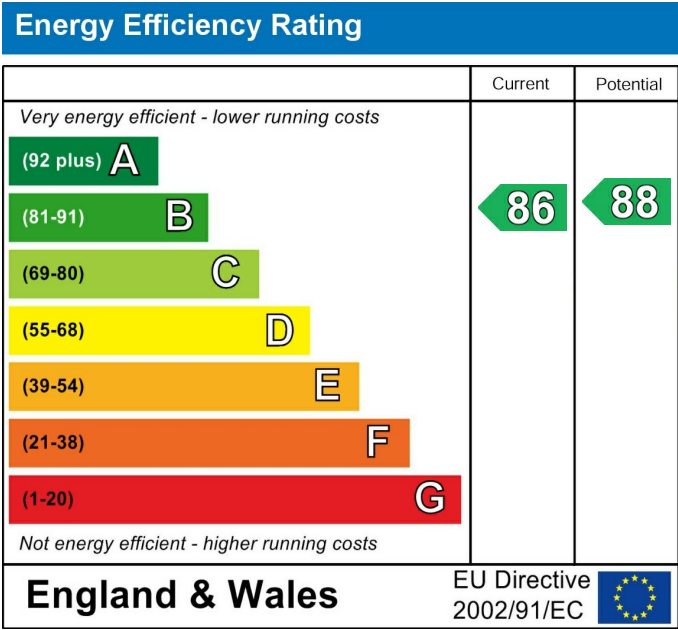
Outside

To the front of the property there are two parking spaces along with small planted border, pedestrian path

to front door. Wooden side access gate leads to the enclosed rear garden featuring a paved patio ideal for outdoor dining with picket fence and flower border leading onto the lawn. A further paved pathway provides access to the end of the garden, where a designated barked area with a paved base suitable for an 8ft x 6ft garden shed.

Agent Note

Please note that whilst this property is Freehold, there is a Maintenance Fee of circa £230.00 annually.



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.

