



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

60 Eagle Lane, Little Sutton, CH66 1RZ

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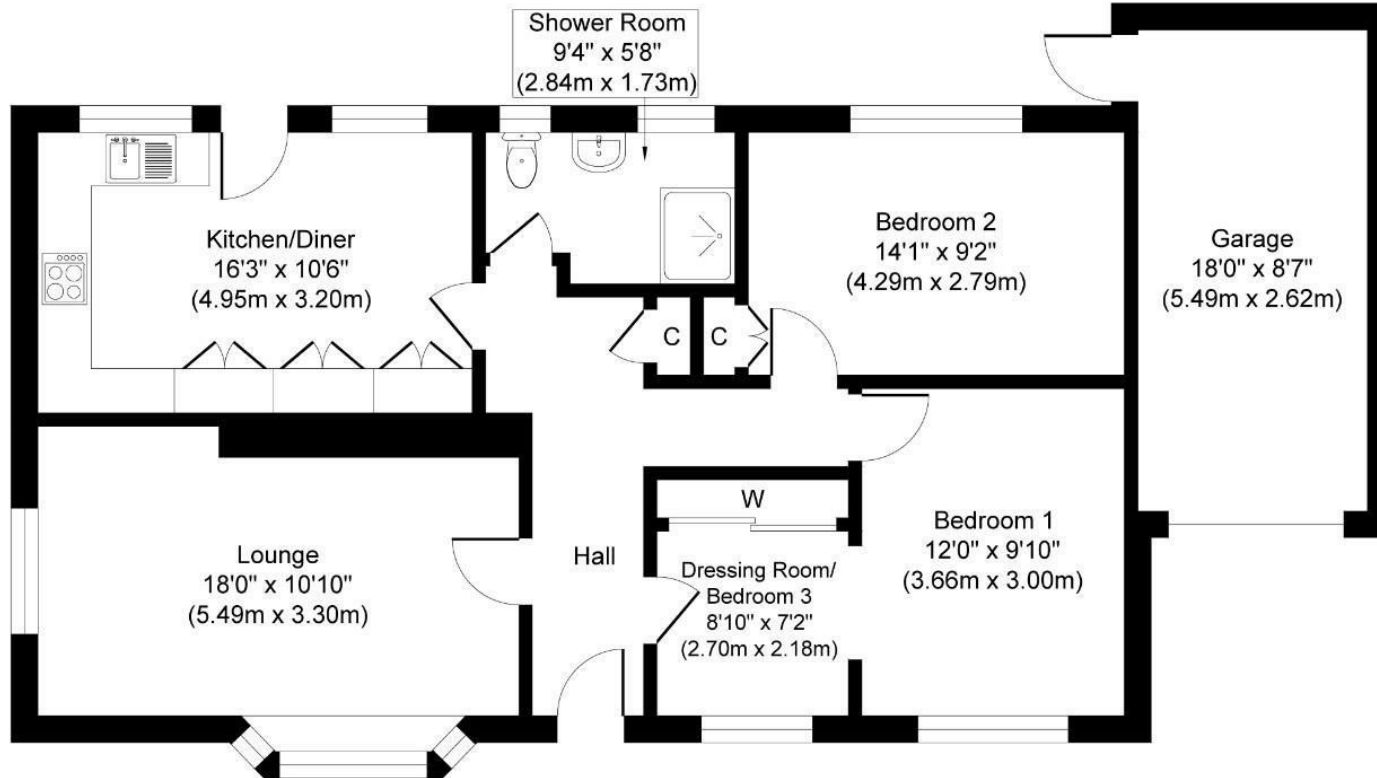
Asking Price £310,000

Are you looking for a detached bungalow situated on a generous plot at the Hart of a cul-de-sac in one of the more respected residential areas? Then look no further.

We are pleased to offer this former three bedroom bungalow which has been converted to a two bedroom with dressing room, but could easily be returned to its former layout. This property has been well maintained and upgraded as required. This centrally heated, double glazed home benefits further by the extensive fitted kitchen with Bosch appliances and the refurbished former bathroom which has now become an up market shower room. If you enjoy gardening, then you will be spoilt here with its enclosed and generous garden to the rear which has been maintained to a very high standard. Just look at those stripes on the lawn.

This location means full advantage can be taken of the shops at Overpool and Little Sutton catering for most day-to-day requirements. Please note there is no ongoing chain.

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**Ground Floor**  
**Approximate Floor Area**  
**1059 sq. ft**  
**(98.38 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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### 'T' shaped Entrance Hall

With laminate flooring, store cupboard, central heating radiator.

### Lounge

18'0" x 10'10"

Rustic brick fireplace surround extending to side mantels, inset fire, double glazed bay window to front elevation, double glazed window to side elevation, both of which ensure this room is flooded by natural light. Central heating radiator.

### Kitchen Diner

16'3" x 10'6"

Another bright and airy room which is extensively fitted with wall and base units in a contemporary finish, Bosch integrated open and microwave, extractor fan, integrated fridge freezer, boiler cupboard, and pulled room for a dining table. Subway style tiled splashback, two double glazed windows to rear elevation, radiator, door rear garden.

### Bedroom One

9'10" x 12'0"

Double glazed window to front elevation, central heating radiator, archway leading to the former third bedroom, currently used as a dressing area.

### Dressing Room/Bedroom Three

7'2" x 8'10"

Double glazed window to front television, sliding mirrored wardrobes, return access door to Hall.

### Bedroom Two

14'1" x 9'2"

Double glazed window to rear elevation, sliding mirror wardrobes, central heating radiator, store cupboard.

### Shower Room

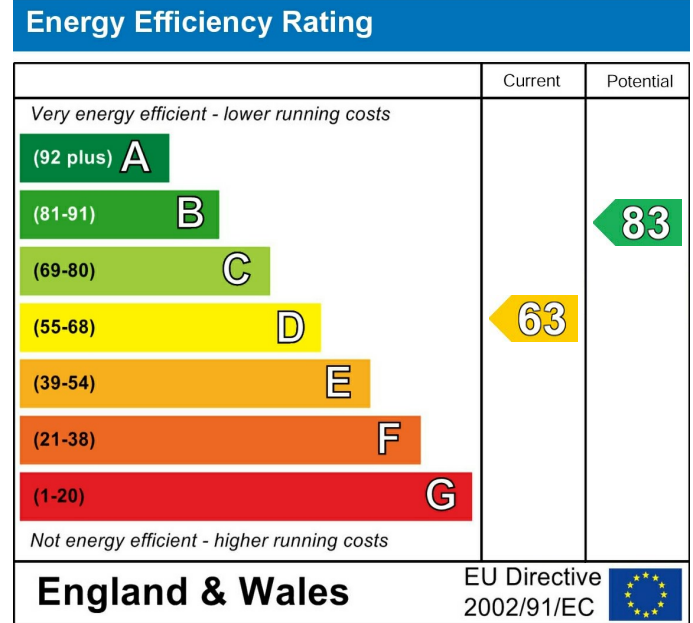
9'4" x 5'8"

Having been redesigned this former bathroom now offers a modern and tasteful shower room comprising double sized shower with folding shower screen, vanity unit housing wash hand basin and storage, low-level WC, contemporary heated towel rail, two double glazed windows to rear elevation, tiled walls.

### Outside

The outside space is a real feature of this home. A block paved driveway provides ample parking to the front which also leads to a single garage. The garage (8'7" x 18'0") has an electric roller door, power and light. There is a shaped lawned area with attractive well stocked rocky.

To the rear there is a full width paved patio, established lawn and well stocked borders with ample space for a summer house. The rear garden is South facing and extends to approximately 167 m<sup>2</sup>.



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.









