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HERE TO GET *you* THERE

12 Eagle Lane, Little Sutton, Cheshire, CH66 1RZ

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£220,000

We are pleased to bring to the market this well presented, semi-detached property offering versatile accommodation ideal for first time buyers, young families or those looking to downsize.

Benefiting from central heating, double glazing, driveway, car port and garage, not to mention the front and rear gardens, what are you waiting for....book a viewing today!

The property is situated within easy reach of transport links including the train station and motorway networks.

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Hall

UPVC front door with frosted glass side panels, frosted glass window to side elevation, central heating radiator, wood flooring.

Lounge

11'7" x 13'6"

Double glazed window to front elevation with vertical blinds, electric fire with marble effect half and surround, wood effect flooring. Archway through two

Dining Room

11'6" x 8'2"

Central heating radiator, sliding patio door to rear garden with vertical blind, wood effect flooring. Door to:-

Kitchen

10'11" x 8'11"

Fitted with a range of wall and base units in white, tiled splashback, recessed lights, electric oven/grill, induction hob, extractor hood above, plumbing for automatic washing machine, space for dish washer and fridge freezer, stainless steel sink unit, UPVC door to side with frosted glass panel, under stair storage cupboard housing electric meter. Double glazed window to rear elevation, return access to hall.

First Floor

A turned staircase leads from the hall to first floor landing with loft access, frosted glass window to side elevation, storage cupboard housing central heating boiler.

Bedroom One

13'0" x 9'0"

Double glazed window to front elevation, central heating radiator.

Bedroom Two

11'3" x 10'9" max

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

7'10" x 7'8"

Double glazed window to front elevation, central heating radiator.

Bathroom

Frosted glass double glazed window to rear elevation with roller blind, panel bath with Triton shower above, pedestal wash basin, central heating radiator, part tiled walls, grey tile effect flooring.

Separate WC


Low-level WC, frosted glass double glazed window to side elevation, half tiled walls.

Outside

Front lawned area with edging blocks and stone border. Driveway leading to car port and single garage.

A brick archway with wrought iron gate leads to the rear garden with two patios, lawned area with raised planters.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.







