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16 Cartmel Drive, Great Sutton, CH66 2SQ

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## Asking Price £190,000

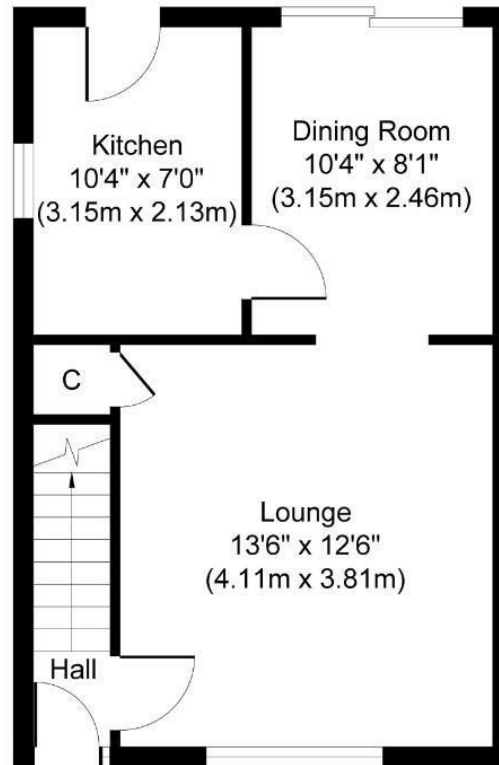
We are pleased to offer to the market this three bedroom, semi-detached home situated on a cul-de-sac of similar properties within this established residential area.

This property is ripe for some general upgrades initially to the decor and kitchen area which does require replacement. The remainder of the property offers well proportioned accommodation, ready for its new owners.

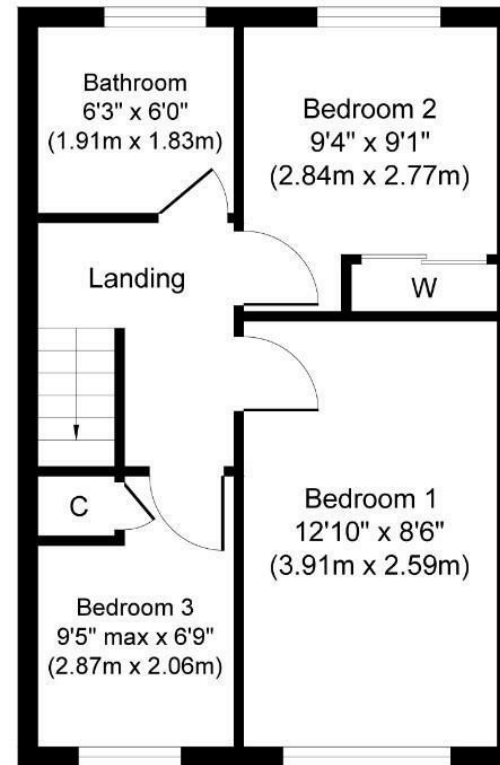
The general area is well served for schools for all age groups, a range of local shops are available whilst supermarkets can be found in Whitby and Ellesmere Port centre.

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**Ground Floor**  
**Approximate Floor Area**  
**373 sq. ft**  
**(34.65 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**373 sq. ft**  
**(34.65 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.

Entrance Hall

Central heating radiator, stairs to first floor.

Lounge

13'6" x 12'6"

A central fireplace with electric fire form the focal point of this room, double glazed window with Venetian style blinds, understairs cupboard, central heating radiator. Open access into:-

Dining Room

10'4" x 8'1"

Sliding patio doors overlooking the rear garden, central heating radiator. Door into:-

Kitchen

10'4" x 7'0"

Although fitted with a range wall and base units, it is acknowledged that these now need replacing. Stainless steel sink unit, free standing gas cooker, washing machine recess, fridge freezer recess, double glazed window to side elevation, UPVC and glazed rear door.

First Floor

Staircase leads from hall to first floor landing with double glazed window to side elevation with venetian style blind.

Bedroom One

12'10" x 8'6"

Fitted mirrored wardrobes, double glazed window with venetian style blinds, central heating radiator.

Bedroom Two

9'1" x 9'4"

Double glazed window with venetian style blinds, central heating radiator.

Bedroom Three

9'5" max x 6'9"

Good sized storage cupboard housing the Baxi boiler, double glazed window with venetian style blinds, central heating radiator.

Bathroom

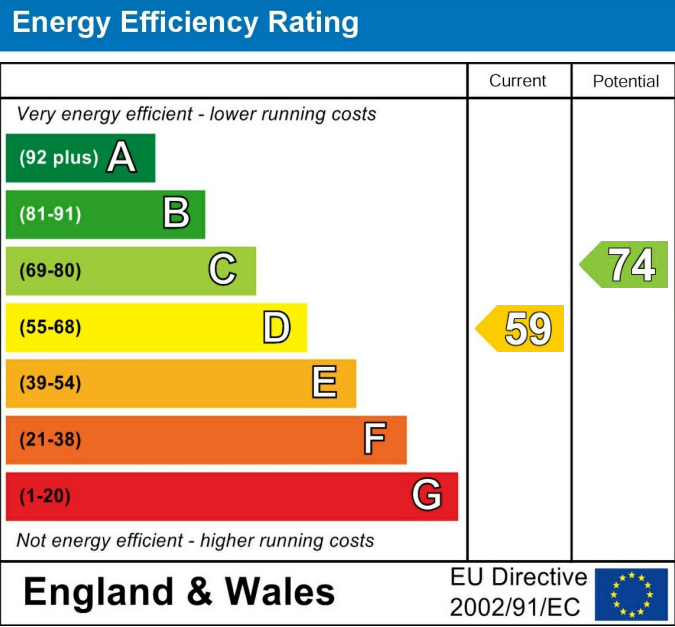
6'3" x 6'0"

Three piece suite in white to include panel bath with Triton shower above, pedestal wash basin, low level WC, tiled walls and floor, double glazed window with venetian style blinds, central heating radiator.

Outside

To the front there is a lawned area and driveway which can accommodate a number of vehicles and leads to a timber fence and access gate.

To the rear there is an enclosed rear garden laid mainly to lawn with well stocked borders. There is a patio area directly from the patio doors and an additional paved sitting area in the far corner.



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.











