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11 James Avenue, Great Sutton, CH66 4LP

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Asking Price £220,000

We are pleased to offer this dormer semi-detached house which is currently configured as a two bedroom. However, the original layout was as a three bedroom and if required, could be reverted as the original doors remain in situ.

This versatile home is situated on a sought after part of Great Sutton and allows the new owners to take advantage of the areas amenities. These can be accessed via regular public transport links or the extensive road network.

The low-maintenance rear garden has been designed for enjoyment with imprinted concrete patio, artificial lawn and additional decked area.

This property is ready for the new owners to create their forever home.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465  
littlesutton@hunters.com | www.hunters.com



## Hallway

Cloaks cupboard.

## Living Room

18'10" x 11'1"

Traditional style electric fire, double glazed bay window to front elevation, laminate flooring, central heating radiator, staircase to first floor. Archway leads to:-

## Dining Room/Sitting Room

12'3" x 11'1"

Laminate flooring, central heating radiator, double glazed French doors overlooking the rear garden.

## Office/Playroom

9'1" x 8'11"

Laminate flooring, central heating radiator, double glazed window to rear elevation.

## Kitchen

17'6" x 8'9"

Fitted with a range of wall and base units with integrated electric hob, extractor hood, double oven, dishwasher, plumbing for automatic washing machine, one and a half bowl sink unit, mosaic tiled splashback, two double glazed windows to side elevation, side access door, central heating radiator.

## First Floor

Staircase leads from living room to first floor landing.

## Bedroom One

20'3" x 11'1"

Formally two bedrooms and could be returned back to the original layout if required. Fitted with a comprehensive range of wardrobes plus bedside cabinets and dressing table. Central heating radiator, double glazed windows to front and side elevations.

## Bedroom Two

11'4" x 7'5"

Central heating radiator, double glazed window to rear elevation.

## Bathroom

10'2" x 8'6"


Fitted bathroom suite to include a corner spa style bath (not tested), separate shower cubicle, vanity unit extending to storage cupboards, sink unit and low-level WC. Ladder towel rail, double glazed window to side elevation.

## Outside

To the front there is an imprinted concrete driveway for several cars that leads down the side of the property to the single garage.

The rear garden has been designed with ease of maintenance in mind. The imprinted concrete patio leads to the artificial lawn area and raised decking beyond.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.









