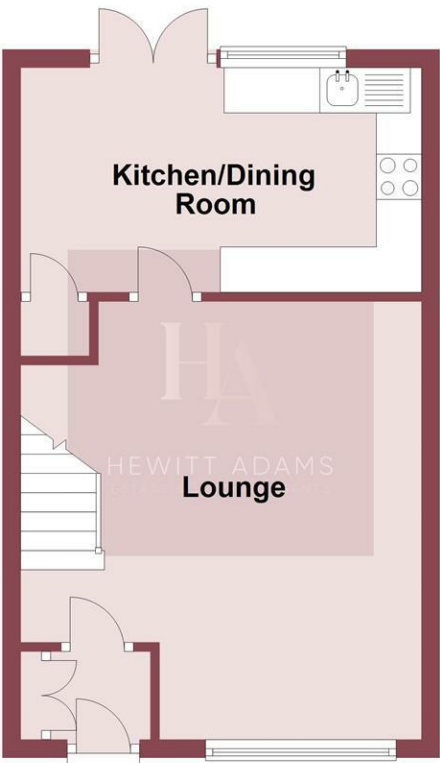
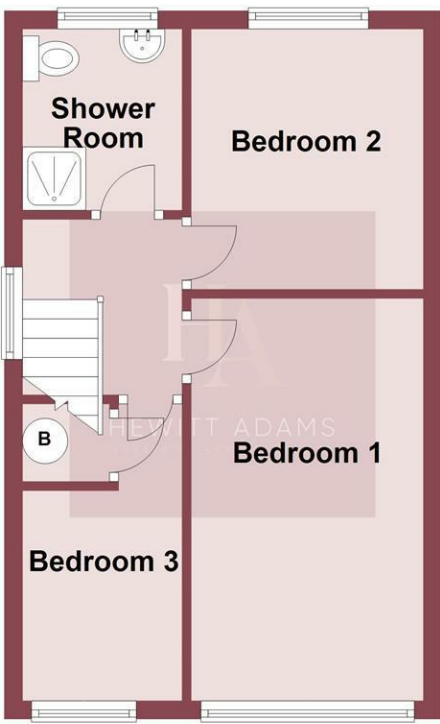




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no reposnsibilty is taken for any error, ommission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



Merton Road, Great Sutton, Cheshire CH66 2SW

£195,000

3 Bedroom 1 Reception 1 Bathroom

No Onward Chain - Ideal First Time Buy - Sought After Location

Hewitt Adams is delighted to offer For Sale this immaculate three bedroom semi-detached house on Merton Road, Great Sutton. A short distance from excellent local amenities, good transport links and catchment area for highly acclaimed schools. The property would make an ideal first time buy!

In brief the property consists of: Entrance Porch, lounge, kitchen/diner, three bedrooms, bathroom, driveway, garage and rear garden.

Externally, to the front of the property there is a laid to lawn section, driveway for two cars, gated access to the rear.

To the rear there is a beautifully landscaped rear Garden comprising of: decked area, laid to lawn section, planet borders and fenced boundaries.

Furthermore the property is fully double glazed and has gas central heating.

Please call Hewitt Adams today on 0151 336 0808 to arrange a viewing.

Entrance

uPVC door to the Porch which has a cupboard which houses the meters.

Lounge

15'10x11'09 (4.83mx3.58m)

Window to the front elevation, radiator, laminate flooring, electric fire with surround, staircase to the first floor accommodation with a storage cupboard beneath.

Kitchen/Diner

14'06x8'02 (4.42mx2.49m)

Wall and base units with worktops, inset sink and drainer with taps, integrated electric oven and hob. There is space for a washing machine and tall fridge/freezer. Furthermore the room benefits from large French doors and a window to the rear elevation, radiator and a large storage cupboard which has been used to house a drier.

Landing

Loft access, window to the side elevation.

Bedroom 1

14'06x8'04 (4.42mx2.54m)

Window to the front elevation, radiator, laminate flooring.

Bedroom 2

10x8'04 (3.05mx2.54m)

Window to the rear elevation, radiator.

Bedroom 3

7'07x5'10 (2.31mx1.78m)

Window to the front elevation, radiator, storage cupboard housing Worcester combination boiler.

Shower Room

An impressive new addition! Modern panelled walls, shower cubicle with a Mira electric shower, WC, wash basin with vanity unit, heated chrome towel rail, window to the rear elevation.

Garage

Up and over front, pedestrian door to the side, power and light.

