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5 Blacksmith Street, Little Sutton, CH66 4AP

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## Offers In Excess Of £290,000

A charming three bedroom semi-detached home, situated within this now established, residential development. The builders have been considerate to the needs of the residents with central green areas, various walkways and the recently opened Tesco express supermarket.

The current owners have created a home that will be difficult to fault and presents very well. The property features fitted appliances to the kitchen, blinds to some windows, off-road parking and an enclosed rear garden.

The general area of Little Sutton/Ledsham is well positioned to take advantage of public transport and the road networks which in turn, open up surrounding centres of commerce.

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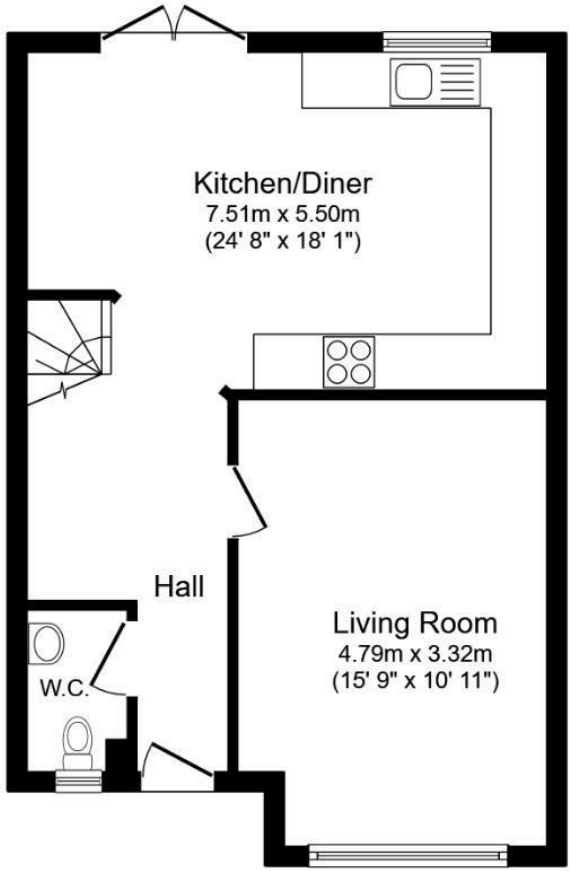
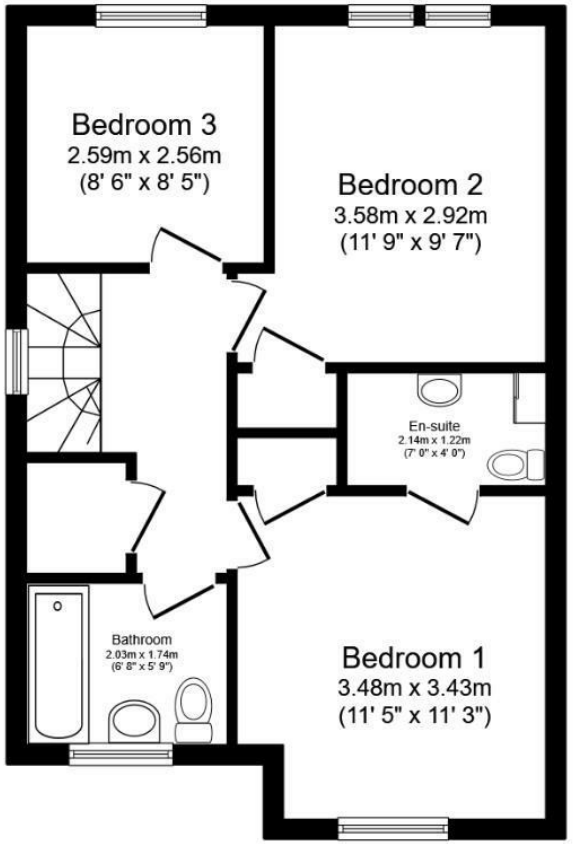



Ground Floor




First Floor

Total floor area: 90.4 sq.m. (973 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Entrance Hall**
Under stairs cupboard, stairs to first floor, central heating radiator.

**WC**
Low-level WC and corner wash hand basin in white, tiled floor, central heating radiator, double glazed window to front elevation.

**Lounge**
15'9" x 10'11"
Large double glazed window with fitted blinds to front elevation, central heating radiator.

**Kitchen/Diner**
24'8" max x 18'1"
The real focal point of this home, great for families or entertaining friends whilst bringing the outdoors in via the French doors. The kitchen area is finished in gray with black furniture. Integrated appliances include fridge freezer, AEG double oven, AEG four burner gas hob with extractor above, dishwasher. Utility cupboard with space for washing machine and tumble dryer. Double glazed window to rear elevation, French doors lead to the rear garden, vertical central heating radiator.

**First Floor**
Staircase leads from hall to first floor landing with store cupboard housing Ideal boiler, loft access, double glazed window to side elevation.

**Bedroom One**
11'5" x 11'3"
Fitted wardrobes, double glazed window with blinds to front elevation, central heating radiator.

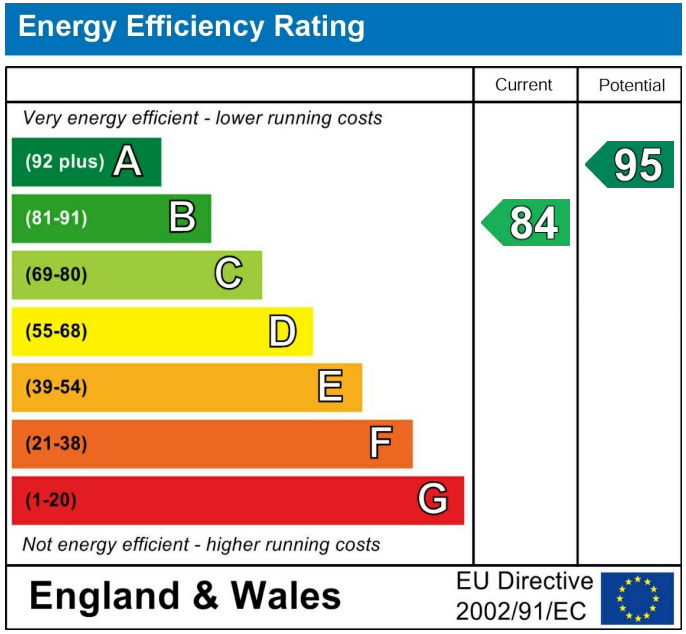
**Ensuite**
7'0" x 4'0"
Large walk-in shower cubicle with tiled walls, low-level WC, wash hand basin, ladder towel rail, shaver point, extractor fan.

**Bedroom Two**
11'9" x 9'7"
Fitted wardrobes, double glazed window to rear elevation, central heating radiator.

**Bedroom Three**
8'6" x 8'5"
Double glazed window to rear elevation, central heating radiator.

**Bathroom**
6'7" x 5'9"
Fitted suite in brilliant white including panel bath with shower over, wash and basin, low-level WC, tiled splashbacks, tiled floor, ladder towel rail, double glazed window with fitted Venetian blind to front elevation.

**Outside**
To the front there is a lawn area with driveway. Wooden side pedestrian gate leads to the enclosed rear garden including patio and lawned areas.




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.

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