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**2 Glenesk Road, Great Sutton, CH66 4NG**

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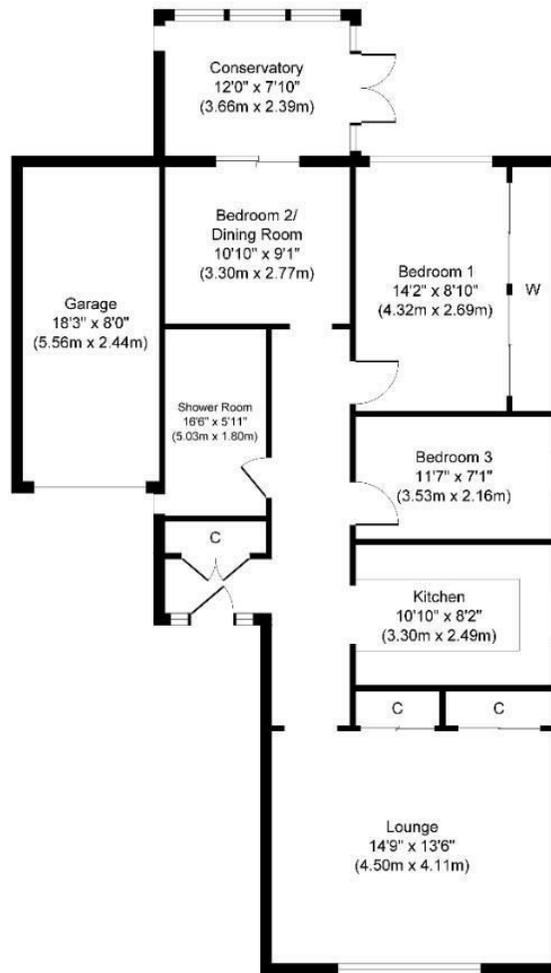
Asking Price £320,000

If you are looking for a ready to move into, three bedroom, linked detached bungalow, then look no further. This property has recently undergone a considerable amount of work which lifts this home to a higher standard. In brief, it has had a new kitchen and a large shower room fitted, new contemporary internal doors, modern radiators complimenting the heating, new windows, new flooring, re-plastered walls and decoration, landscaped rear garden with anti-slip porcelain patio area, electric roller garage door and so the list goes on. This bungalow unusually offers well proportioned rooms with each of the bedrooms also to house a double bed.

The area is one of the more favoured and our property is located on an established road of similarly designed properties. The area is served by a selection of local shops whilst both Little Sutton and Great Sutton offer additional convenience shopping including Tesco Express. Situated close to the A41 surrounding centres such as Cheshire Oaks and Chester are easily accessible and for those days out, the A41 also offers links into North Wales.

It is often said, "Call now to avoid disappointment" but in this case, it really needs a call to book that viewing!

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**Approximate Floor Area**  
**1,169 sq. ft**  
**(108.62 sq. m)**

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.  
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## Entrance

A coloured driveway leads to the double glazed front door.

## Hall

This 'T' shaped hallway allows ample room to greet your guests and in one direction is the lounge and the other the bedrooms. One double cloaks cupboard, luxury, non-slip vinyl flooring, vertical feature radiator and an additional storage cupboard.

## Lounge

14'9" x 13'6"

Wall mounted flame effect fire creates an attractive focal point to this bright and airy room, luxury, non-slip vinyl flooring, large double glazed window to front elevation, central heating radiator,

## Kitchen

10'10" x 8'2"

This extensively fitted kitchen with both wall and base units is finished in a high gloss white with contrasting worktops over, which extends to the splashback area. Plumbing for automatic washing machine and dishwasher, fridge freezer recess, four burner hob with extractor over, eye-level oven and microwave, contemporary sink and drainer with mixer tap, concealed lighting, double glazed window to side elevation, luxury, non-slip vinyl flooring.

## Conservatory

12'0" x 7'10"

Overlooking the rear garden with double glazed windows and French doors, luxury, non-slip vinyl flooring and upright modern radiator.

## Bedroom One

14'2" x 8'10" excluding depth of wardrobes

Full with fitted wardrobes with two mirror panels, double glazed window to rear elevation with vertical blinds, central heating radiator.

## Bedroom Two/Dining Room

10'10" x 9'1"

Luxury, non-slip vinyl flooring, central heating radiator, sliding patio doors to the conservatory.

## Bedroom Three

11'7" x 7'1"

Central heating radiator, double glazed window to side elevation.

## Bathroom

16'6" x 5'11"

This re-designed room now features a double sized shower cubicle with glass screen, rainfall shower head and hand held attachment. Vanity unit with sink unit and storage, low level WC, mermaid style wall and ceiling covering giving a bright and modern finish with ease of cleaning, luxury, non-slip and waterproof vinyl flooring, ladder towel rail and two double glazed windows to side elevation.

## Outside

To the front there is ample parking leading to the single garage (18'3" x 8'0") with electric roller door, power and lighting. The remaining area is finished in slate pieces.

To the rear there is a lawned area with anti-slip porcelain tiled patio extending down the side of the property to the private gated access.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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.

