



Dale Avenue, Little Sutton

£190,000



LESLEY HOOKS
ESTATE AGENTS





This beautifully presented three-bedroom semi-detached home is in pristine condition, boasting modern living with comfort and style, you can move straight in!

Upon entering, you are welcomed by an entrance porch with storage cupboard leading into the inner hall. From here, step into the inviting lounge, featuring a stunning fireplace as its focal point. The spacious kitchen offers ample room for a breakfast bar or dining area, making it perfect for family meals and entertaining. A door from the kitchen leads to the stylish four-piece bathroom suite, which includes a WC, a vanity wash hand basin, a bath, and a separate shower cubicle. The conservatory at the rear provides an additional living space, perfect for relaxation while overlooking the garden.

Upstairs, the first floor comprises three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite WC. The property is complemented by a beautifully maintained rear garden with mature shrub borders, offering a peaceful outdoor retreat. A handy utility store is also on hand with plumbing for white goods which adds convenience. To the front, there is a pretty garden with additional space to the side of the property with a driveway for several cars leading down the side of the house. Located in the heart of Little Sutton, this home sits proudly in a friendly estate, just moments from all local amenities the train station and bus routes.



Porch
4'9" (1.45m) x 3'9" (1.14m)

Entrance Hall
3'5" (1.04m) x 3'0" (0.91m)

Lounge
14'11" (4.55m) x 12'0" (3.66m)

Kitchen/Breakfast Room
12'2" (3.71m) x 8'0" (2.44m)

Downstairs Bathroom
7'4" (2.24m) x 5'4" (1.63m)

Conservatory
11'6" (3.51m) x 8'11" (2.72m)

Bedroom One
13'5" (4.09m) x 8'9" (2.67m)

Bedroom Two
11'0" (3.35m) x 8'7" (2.62m)

Bedroom Three
9'0" (2.74m) x 8'3" (2.51m)

En-Suite WC
5'3" (1.6m) Max x 4'2" (1.27m)

Outside Utility Store
3'9" (1.14m) x 2'6" (0.76m)

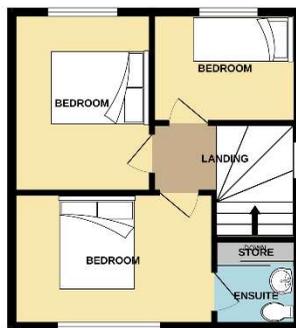






GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, apparatus and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
Marked with a double asterisk

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