

PLATINUM

Independent Estate Agents

Through UPVC storm door into:

Entrance Hall

With single panel radiator, solid oak flooring and wall mounted thermostat.
Door leads into:

Downstairs Cloakroom

With chrome heated towel rail, solid oak flooring, extractor fan, WC and wash hand basin with mixer tap.
From Entrance Hall, double doors lead into:

Lounge 18' 7" x 12' 7" (5.66m x 3.83m) (max into bay)

With UPVC double glazed bay window to the front elevation, double panelled radiator, single panel radiator, wall mounted contemporary fire, telephone point and TV point.
From Entrance Hall, into:

Kitchen/Diner 22' 2" x 10' 7" (6.75m x 3.22m)

With two UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, featured radiator, wall and floor mounted kitchen units with black granite work surfaces, inset sink with mixer tap, built-in 'Bosch' double oven, inset stainless steel five ring gas hob with stainless steel extractor hood above, integrated dishwasher, integrated fridge/freezer, tiled flooring, wall mounted contemporary radiator, inset ceiling spotlights and under stairs storage cupboard.
Door leads into:

Dining/Sitting Room 11' 8" x 10' 9" (3.55m x 3.27m)

With UPVC double glazed French doors leading out to the rear garden, single panel radiator and solid oak flooring.
From Kitchen/Diner, door leads into:

Utility Room

With UPVC storm door leading out to the side of the property, floor mounted kitchen units with complementary work surfaces and tiled splashbacks, inset sink unit with mixer tap and drainer, housing and plumbing for washing machine, housing for tumble dryer, wall mounted boiler, wood effect laminate flooring and loft access.
From Entrance Hall, stairs rise to:

Landing

With UPVC double glazed window to the side elevation, contemporary radiator and airing cupboard.
Door leads into:

Master Bedroom 14' 7" x 11' 11" (4.44m x 3.63m)

With UPVC double glazed window to the front elevation, single panel radiator and fitted bedroom furniture.
Door leads into:

En-Suite 7' 3" x 6' 8" (2.21m x 2.03m)

With UPVC frosted double glazed window to the front elevation, chrome heated towel rail, fully tiled, electric shaving point, extractor fan, inset ceiling spotlights and three piece shower suite comprises: WC, wash hand basin with mixer tap and shower cubicle.
From Landing, door leads into:

Second Bedroom 11' 11" x 11' 8" (3.63m x 3.55m) (max)

With UPVC double glazed window to the rear elevation, single panel radiator and wood effect laminate flooring.
From Landing, door leads into:

Third Bedroom 10' 9" x 9' 8" (3.27m x 2.94m)

With UPVC double glazed window to the rear elevations and single panel radiator.
From Landing, door leads into:

Fourth Bedroom 8' 3" x 7' 7" (2.51m x 2.31m)

With UPVC double glazed window to the rear elevation, single panel radiator and wood effect laminate flooring.
From Landing, door leads into:

Bathroom 6' 5" x 6' 5" (1.95m x 1.95m)

With UPVC frosted double glazed window to the front elevation, chrome heated towel rail, fully tiled, electric shaving point, extractor fan and three piece bathroom suite comprises: WC, wash hand basin with mixer tap and bath with mixer tap.

Outside

The front of the property is laid to lawn with pleasant borders and a double width driveway leading to the garage. The rear of the property is also laid to lawn with delightful borders stocked with a range of shrubs, patio area, timber decked seating area, featured pond, water point and timber fencing surround.

Directions

From Agents Office proceed along Ledsham Road, turn right into Ledsham Park, follow the road round to your left, which is Cleveland Drive and the property can be found on your left hand side.

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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PLEASE NOTE: The agents have not tested any of the equipment (Gas, electrical or otherwise), or central heating systems mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order prior to any legal commitments.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise to their accuracy.

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**13 Cleveland Drive, Ledsham Park,
Little Sutton, Cheshire, CH66 4XY**



**£309,995
NO ONWARD CHAIN**

Platinum are delighted to offer onto the market this superb four bedroom detached property. Situated on the highly sought after development of 'Ledsham Park' in Little Sutton, this fantastic property benefits from a downstairs cloakroom, contemporary open plan kitchen/diner with granite worktops, utility room and boasts a modern en-suite, three double bedrooms & UPVC double glazing. Offering fantastic contemporary living accommodation, the property briefly comprises: Entrance Hall, Downstairs Cloakroom, Lounge, Dining/Sitting Room, Open Plan Kitchen/Diner, Utility Room, Four Bedrooms, En-Suite Master Bedroom, Bathroom, Driveway leading to the garage and pleasant front and rear gardens.

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