



**16 Sutherland Drive, Wirral  
Merseyside CH62 8DZ**

**Guide Price £155,000**

John Harding Estates are delighted to offer to the sales market a popular semi detached family home offering spacious accommodation and brief comprising : entrance hallway, lounge, dining room, kitchen/breakfast room and conservatory. The property has three bedrooms and bathroom. Outside is a good sized garden to the rear, gated access to side and ample off road parking.



## The Property

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### Entrance Hallway

13'5" x 6'2" (4.1 x 1.9)

With UPVC double glazed door, under stairs storage cupboard and radiator.

### Lounge

12'9" x 10'9" (3.9 x 3.3)

A well proportioned room with UPVC double glazed window to the front elevation, inset fire with surround and radiator.

### Dining Room

With radiator and sliding patio doors opening onto rear garden.

### Kitchen/Breakfast Room

16'8" x 13'5" (5.09 x 4.1)

Fitted with a range of wall, base and drawer units with complimentary worksurfaces over, space and plumbing for washing machine and sliding patio doors opening onto conservatory.

### Conservatory

With doors opening onto rear garden

### Stairs to Landing

With doors off to all bedrooms and bathroom.

### Bedroom One

13'4" x 10'1" (4.07 x 3.08)

With UPVC double glazed window to front elevation and radiator.

### Bedroom Two

10'5" x 10'1" (3.2 x 3.08)

With UPVC double glazed window to rear elevation and radiator.

### Bedroom Three

10'2" x 6'10" (3.1 x 2.1)

With UPVC double glazed window to front elevation and radiator.

### Bathroom

Fully tiled bathroom and comprising of a white suite with

panelled bath, pedestal wash hand basin and low level wc. Double glazed window to side elevation and radiator.

## Outside

### Directions

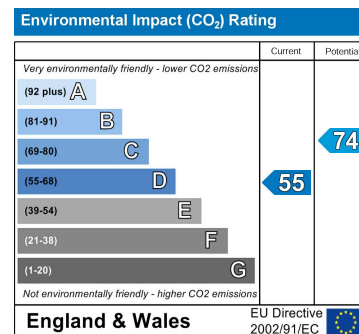
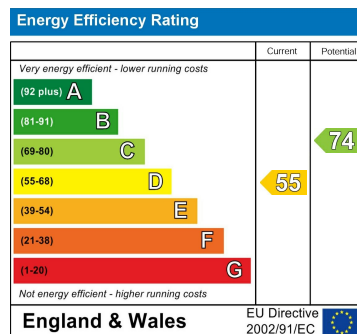
From our office on Chester Road, Little Sutton, Head northwest on Chester Rd/A41 toward Ledsham Rd/B5463, Continue to follow A41 At the roundabout, take the 2nd exit onto New Chester Rd/A41 turn left onto Eastham Rake, Go through 1 roundabout, Turn right onto Plymyard Ave. Turn left onto Sutherland Drive and the property can be found highlighted by our For Sale board.

### Thinking of Selling

MARKETING APPRAISAL Thinking of Selling? Hardings are a GOLD award winning agency and independently voted the best in the area by the very prestigious British Property Awards, with over 50 years experience in property and can offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

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