



CHRISTIES
THE SALES TEAM AT CENTRO

SUTTON



A most unusual opportunity to purchase an end of terrace residential property conveniently located facing onto Angel Hill, accommodation comprises 3 first floor bedrooms plus fully tiled first floor bathroom/wc, and 2 generous reception rooms plus modern fitted kitchen and further storage/utility areas, 30' x 20' rear garden plus workshop, storage room, garage and garden room - must be seen to be fully appreciated.

54, ANGEL HILL, SUTTON, SM1 3EW £400,000



Two storey end of terrace residential property providing potential for alteration/improvement

Three first floor bedrooms plus tiled first floor bathroom/w.c

Two generous reception rooms plus further utility/storage spaces on ground floor

30' x 20' rear garden providing central lawn and patio areas and leading to outbuildings as below

Garden room, workshop of 13'7 x 6'8, storage room of 9'8 x 6'8 and garage of 18'8 x 9'8 (approached via shared rear driveway)

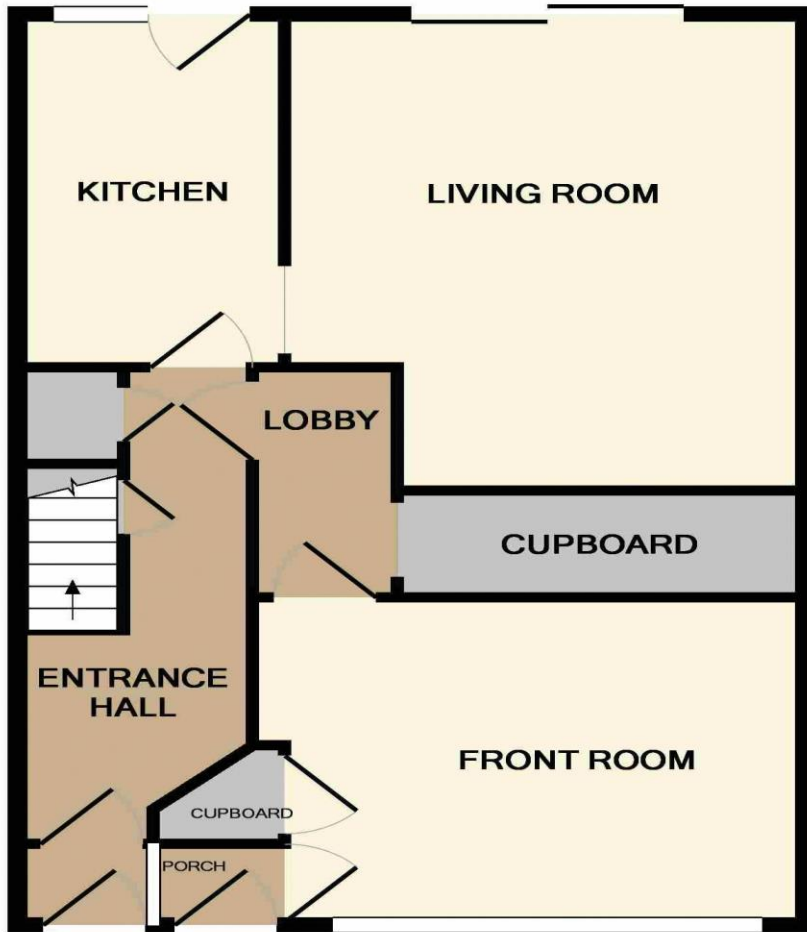
Loft and cellar spaces for storage

Ideal first purchase or investment

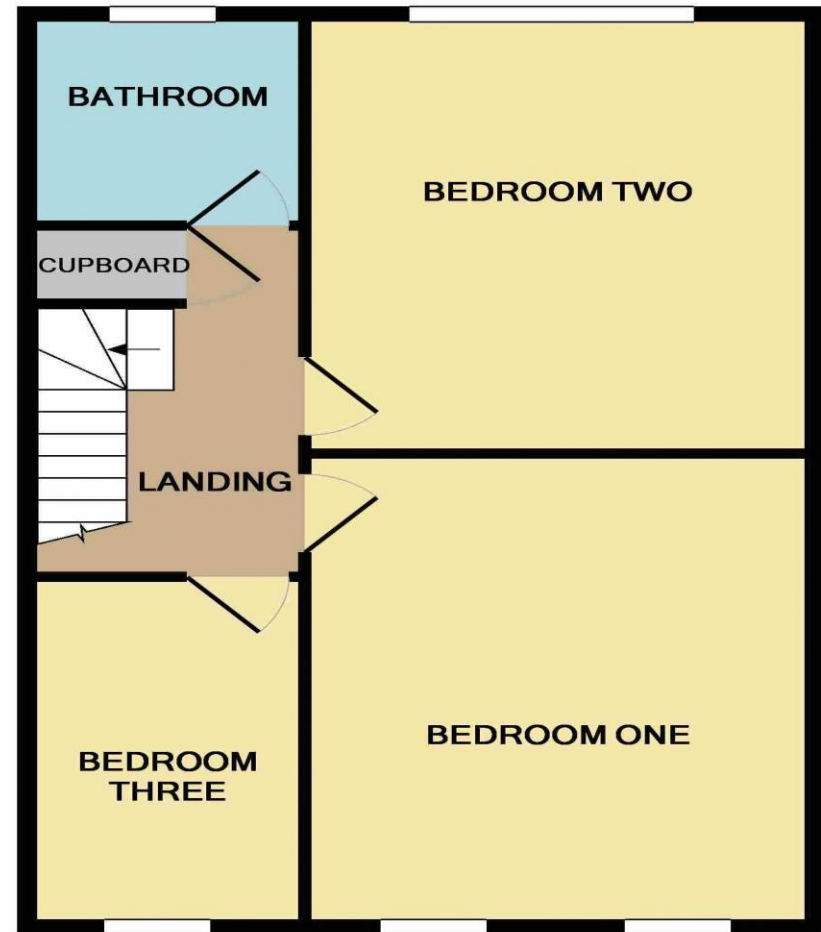
Must be seen to be fully appreciated

No onward chain





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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GROUND FLOOR

ENTRANCE LOBBY

ENTRANCE HALL - 15' x 5' 8" (4.57m x 1.73m)

INNER HALL - 7' 3" x 3' 5" (2.21m x 1.04m)

FRONT ROOM - 13' 6" x 10' 5" (4.11m x 3.17m)

KITCHEN - 11' 10" x 6' 7" (3.60m x 2.01m)

LOUNGE - 15' 6" x 11' 9" (4.72m x 3.58m)

FIRST FLOOR

LANDING - 11' 2" x 3' (3.40m x 0.91m)

BEDROOM 1 - 15' x 12' 6" (4.57m x 3.81m)

BEDROOM 2 - 14' x 11' 7" (4.26m x 3.53m)

BEDROOM 3 - 11' 2" x 7' (3.40m x 2.13m)

BATHROOM - 6' 9" x 6' 3" (2.06m x 1.90m)

OUTSIDE

REAR GARDEN - 30' x 20' (9.14m x 6.09m)

WORKSHOP - 13' 7" x 6' 8" (4.14m x 2.03m)

STORE ROOM - 9' 8" x 6' 8" (2.94m x 2.03m)

GARDEN ROOM - 10' x 9' 8" (3.05m x 2.94m)

GARAGE - 18' 8" x 9' 8" (5.69m x 2.94m)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	39	
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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