



Total area: approx. 123.9 sq. metres (1334.2 sq. feet)
For illustration purposes only - not to scale

Redvers Avenue, Hooton, Cheshire CH66 6AJ

Offers Over £375,000

4 Bedroom 2 Reception 2 Bathroom D

Impressive Period Semi - 4 Bedrooms - Two Bathrooms - Renovated To A High Standard - Large Garden

Hewitt Adams is pleased to offer to the market this FOUR BEDROOM semi-detached period 1930s semi-detached family home in SOUGHT AFTER Hooton, a short distance from Hooton train station.

A larger than standard size - this home offers FOUR GENEROUS BEDROOMS and also boasts TWO BATHROOMS.

Renovated to a HIGH STANDARD within the last few years, the vendors have been careful to retain as much character as possible, and this is clear as you walk around the home.

With a luxurious MODERN OPEN-PLAN KITCHEN DINER and a stunning modern upstairs bathroom.

In brief the accommodation affords: entrance hall, lounge, open plan kitchen diner, shower-room, conservatory. Upstairs there are four GENEROUS bedrooms and a family bathroom.

With off-road driveway parking, garage and a LARGE, private and SUNNY ASPECT rear garden.

Front Entrance

Into:

Hall

Tiled floor, stained glass windows, original fireplace

Lounge

11'6" x 12'1" (3.51 x 3.69)

Double glazed window, radiator, power points, cast iron fireplace, fitted cupboards

Open Plan Kitchen Diner

11'6" x 19'1" (3.53 x 5.83)

WOW FACTOR modern, luxury kitchen in a stylish handle-less style in modern black with granite worktops and contrasting LED underlighting to units, integrated ovens, integrated fridge freezer, integrated microwave, integrated wine-chiller, integrated hob, central island, inset sink, tiled floor, double glazed window, patio doors, radiator, log-burning stove

Shower-Room

Fully tiled. Comprising shower, low level W.C, wash hand basin, double glazed window

Conservatory

9'6" x 9'2" (2.9 x 2.8)

Double glazed. Overlooking the garden. Tiled floor

UPSTAIRS

Bedroom One

13'5" x 9'8" (4.1 x 2.95)

Double glazed window, radiator, power points, fitted wardrobes and media wall

Bedroom Two

11'8" x 9'9" (3.58 x 2.98)

Double glazed window, radiator, power points, fitted wardrobes and media wall

Bedroom Three

8'2" x 10'9" (2.50 x 3.28)

Double glazed window, radiator, power points

Bedroom Four

7'5" x 10'9" (2.28 x 3.28)

Double glazed window, radiator, power points, eaves storage

Bathroom

Stylish modern suite with feature rendered walls, free-standing bath, low level W.C, wash hand basin, towel radiator, double glazed window

EXTERNALLY

Front Aspect - Driveway parking for two cars. Garage access

Rear Aspect - Large, private rear garden that is EAST FACING and gets plenty of sunlight. With patio, lawned garden and garden sheds.

