

DRAFT DETAILS

Constables
SALES & LETTINGS



24 Dale Hey Ellesmere Port

£395,000



- Four Bedroom Detached Character Property
- Large and Private Rear Garden
- Views Over Fields
- Stunning Character Features
- Large Rear Garden
- Detached Garage

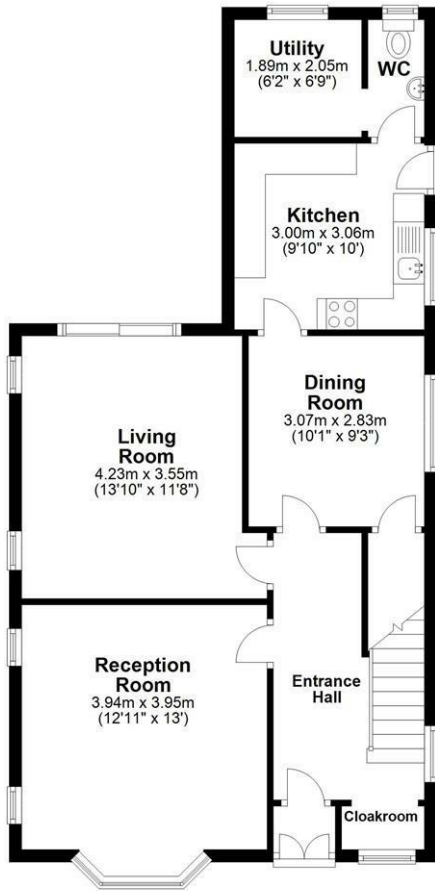
Constables are delighted to offer to the market this impressive and character filled four bedroom detached family home on a quiet tucked away road of Hooton. This property offers delighted period features and a large plot with loads of potential for modernisation.

The property briefly comprises, entrance hall, cloaks storage, large lounge with feature fireplace and dual aspect windows, dining room with second feature fireplace and twin windows either side of the chimney breast along with floor to ceiling glass patio doors out onto the garden, a morning room is located between the dining room and kitchen with large windows to the side elevation, the kitchen is at the rear of the property with a wide range of low and high level storage units, rear door to the garden and access to ground floor W/C and utility room.

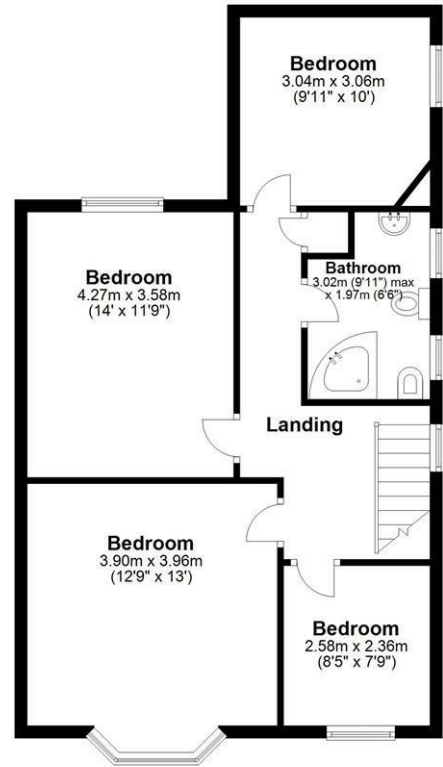
To the first floor there are four bedroom, the master and second bedroom both enjoy dual aspect windows, the extended family bathroom is also located on the first floor.

Externally to the front of the property there is off road parking for several cars along with a detached pitched roof garage and a front garden laid to lawn, to the rear of the property is an exceptionally large plot with mature borders and trees and hard standing patio area.

Ground Floor
Approx. 69.4 sq. metres (747.4 sq. feet)



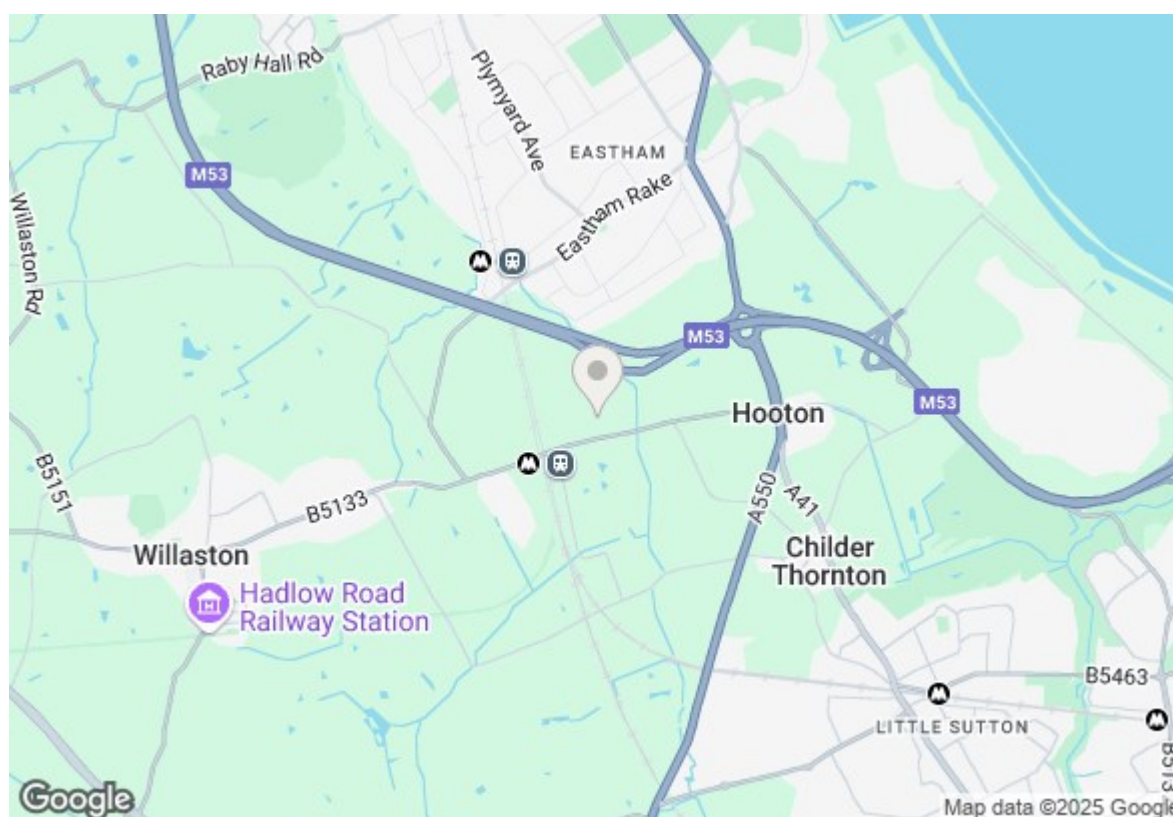
First Floor
Approx. 63.2 sq. metres (680.3 sq. feet)



Total area: approx. 132.6 sq. metres (1427.7 sq. feet)
24 Dale Hey, Hooton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	20	
(1-20) G		



Entrance Hall

Cloaks Storage
4'03 x 2'04

Lounge
12'11 x 14'11

Dining Room
11'07 x 13'11

Morning Room
9'11 x 9'02

Kitchen
9'10 x 9'11

W/C
5'11 x 2'11

Utility Room
6'08 x 6'00

First Floor

Master Bedroom
15'05 x 12'11

Second Bedroom
13'10 x 11'07

Third Bedroom
9'11 x 9'10

Fourth Bedroom
8'05 x 7'10

Family Bathroom
6'10 x 9'11









