



**Roften Way, Hooton Ellesmere Port CH66 7NH**

**welcome to**

**Roften Way, Hooton Ellesmere Port**

Jones & Chapman are delighted to welcome to the market this immaculate four bedroom detached family home located in the sought after residential area of Hooton. Call us today to arrange your viewing!





Jones & Chapman are delighted to welcome to the market this immaculate four-bedroom detached family home, located in the sought-after residential area of Hooton. Roften Way is ideally positioned close to local amenities, excellent road and rail links, and offers easy access to the Wirral Way.

The property offers well-proportioned accommodation and presents an excellent opportunity for buyers seeking a home that is ready to move straight into.

The hallway leads through to the lounge, which features a single panel radiator and fitted carpet. The kitchen-diner is fitted with a range of wall, base and drawer units, a four-ring gas hob, single oven, integrated microwave, and fridge freezer, and opens into the dining area. A third reception room benefits from French doors opening onto the garden. There is also a convenient downstairs WC, internal access to the garage, and a useful utility room providing additional storage.

To the first floor, the landing provides access to four bedrooms, two of which benefit from en-suite facilities. The family bathroom comprises a panel bath with chrome shower attachment, a separate shower cubicle, a wash hand basin set within a white gloss vanity unit, and a WC.

Externally, the property benefits from a private rear garden. To the front, there is a driveway providing off-road parking and access to the garage.

An internal inspection is highly recommended to fully appreciate the potential, location, and opportunity this family home offers.

## Entrance Hall

### Downstairs W.C

6' 2" x 3' 10" ( 1.88m x 1.17m )

### Lounge

11' 8" x 14' 4" ( 3.56m x 4.37m )

### Kitchen Dining Area

26' 1" x 9' 6" ( 7.95m x 2.90m )

### Playroom

9' 3" x 7' 7" ( 2.82m x 2.31m )

### Utility Room

6' 8" x 5' 1" ( 2.03m x 1.55m )

### Landing

### Bedroom One

10' 11" x 11' 3" ( 3.33m x 3.43m )

### En-Suite

5' 6" x 7' 8" ( 1.68m x 2.34m )

### Bedroom Two

9' 9" x 8' 6" ( 2.97m x 2.59m )

### En-Suite

7' 8" x 5' 6" ( 2.34m x 1.68m )

### Bedroom Three

10' 8" x 8' 5" 3 ( 3.25m x 2.57m 3 )

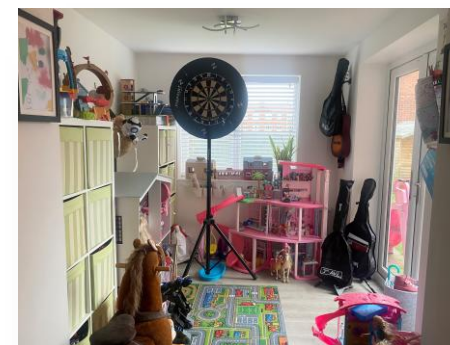
### Bedroom Four

9' 5" x 5' 9" ( 2.87m x 1.75m )

### Bathroom

5' 2" x 8' 6" ( 1.57m x 2.59m )

### Front Garden



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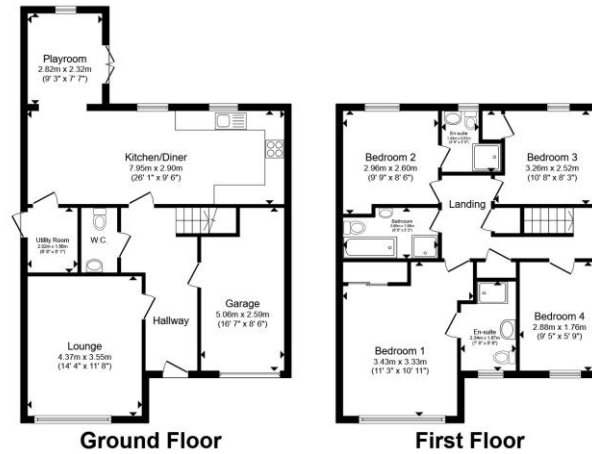
## Roften Way, Hooton Ellesmere Port

- Detached Family Home
- Four Bedrooms With Two Boasting En-Suites
- Lounge, Kitchen Diner & Third Reception Room
- Downstairs WC & Utility Room
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£425,000**



Total floor area 145.3 m<sup>2</sup> (1,563 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
LSU108672 - 0004

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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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