



Hooton Green, Hooton Ellesmere Port CH66 5NF

welcome to

Hooton Green, Hooton Ellesmere Port

Jones & Chapman are delighted to welcome onto the market this beautifully presented four bedroom detached house situated in the highly sought after area of Hooton. Call us today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door you will be presented with the spacious hallway with karndean flooring.

Downstairs W.C

4' 9" x 5' 6" (1.45m x 1.68m)

The downstairs toilet has a small UPVC double glazed window to the front aspect, a wash hand basin and WC set within a vanity unit, a double panel radiator, grey decor and karndean flooring.

Living Room

13' x 16' 5" (3.96m x 5.00m)

The living room has a large UPVC double glazed window to the front aspect, a double panel radiator, a cream fitted carpet and a gas fire set within a marble hearth with a wooden surround.

Dining Room

14' 6" x 13' (4.42m x 3.96m)

The dining room has Bi-fold doors leading to the rear garden, a fitted cream carpet with complementary light green decor and double wooden internal doors to the living room.

Kitchen

11' 3" x 16' 6" (3.43m x 5.03m)

The kitchen has two UPVC double glazed windows to the rear aspect, a range of grey wall, base and drawer units an integrated dishwasher, fridge, combination microwave. There are two single ovens, a warming drawer, a wine fridge, a Neff induction hob with an extractor hood, and a hot water tap. The kitchen is finished with a double panel radiator, inset spotlights and karndean flooring.

Utility Room

8' 3" x 6' 2" (2.51m x 1.88m)

The utility room has a UPVC double glazed door, a door and window to the garage, plumbing for a washing machine and karndean flooring.

Inner Hall

The inner hall has doors leading to the front and rear

with an opening to the garage.

Landing

Access to the first floor landing via a grey carpeted staircase with a wood and glass panel bannister.

Bedroom One

11' 5" x 17' 8" (3.48m x 5.38m)

The master bedroom has a UPVC double glazed window to the front aspect with remote control blackout blinds, a double panel radiator, a cream fitted carpet with complementary mauve decor, a range of fitted furniture including a six door wardrobe, drawers and a bedside table, there is also a built in cupboard for additional storage and the door into the en-suite.

En-Suite

5' 5" x 4' 9" (1.65m x 1.45m)

The en-suite has a UPVC double glazed window to the front aspect, a corner shower cubicle, a low level push flush WC and a corner pedestal wash hand basin, it is finished with a double panel radiator, inset spotlights, and fully tiled walls and flooring.

Bedroom Two

12' 7" x 8' 5" to wardrobes (3.84m x 2.57m to wardrobes)

The second bedroom has a UPVC double glazed window to the rear aspect, a single panel radiator, laminate flooring with complementary grey decor, a range of fitted furniture including a triple wardrobe, drawers, shelving and a bedside table.

Bedroom Three

8' 4" x 9' (2.54m x 2.74m)

The third bedroom has a UPVC double glazed window to the rear aspect, a single panel radiator, laminate flooring, fitted cupboards above the bed, fitted wardrobe and dressing table and the loft hatch.

Bedroom Four

7' 6" x 8' 9" (2.29m x 2.67m)

The fourth bedroom is currently being used as an office, there is a UPVC double glazed window to the

rear aspect with zebra blinds, a grey fitted carpet with complementary grey decor, fitted cupboards, wardrobes, desk and drawers.

Bathroom

9' 2" x 5' 4" (2.79m x 1.63m)

The bathroom has a UPVC double glazed window to the side aspect, a P shaped bath with an overhead Triton shower and central taps, a wash hand basin and WC set within a vanity unit, it is finished with a heated towel rail, inset spotlights, and fully tiled walls and flooring.

Front Garden

The front garden has a lawn area with mature trees and shrubs and a large driveway allowing off road parking for multiple vehicles.

Rear Garden

The rear garden is fully fenced for privacy with hedged borders, there is a wooden side gate with a porcelain flagged pathway and raised law area. There is a large decking area and pergola which would be suitable for a hot tub and an outdoor tap.

Garage

16' x 18' 3" (4.88m x 5.56m)

The garage has an electric double door with a UPVC double glazed window to the rear, in here you will find the Viessmann boiler, Megaflo unvented indirect cylinder, the gas and electric meter and consumer unit, there is additional storage into the eaves.

Wooden Cabin

11' 5" x 7' 8" (3.48m x 2.34m)

The wooden cabin is great for entertaining guests, it has a bar top with storage, under counter heater, wine cooler, laminate flooring and inset spotlights, there is additional storage at the side of the cabin.



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welcome to

Hooton Green, Hooton Ellesmere Port

- Beautifully Presented Detached House
- Four Bedrooms With One En-Suite
- Two Reception Rooms
- Downstairs WC & Utility Room
- Off Road Parking & Double Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E



£500,000

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.focalagent.com



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Property Ref:
LSU108428 - 0006

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