

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**18 DALE HEY, HOOTON, ELLESMERE PORT,  
CH66 6AF**

**£355,000**

**HC** Hodgson Carr  
SALES & LETTINGS



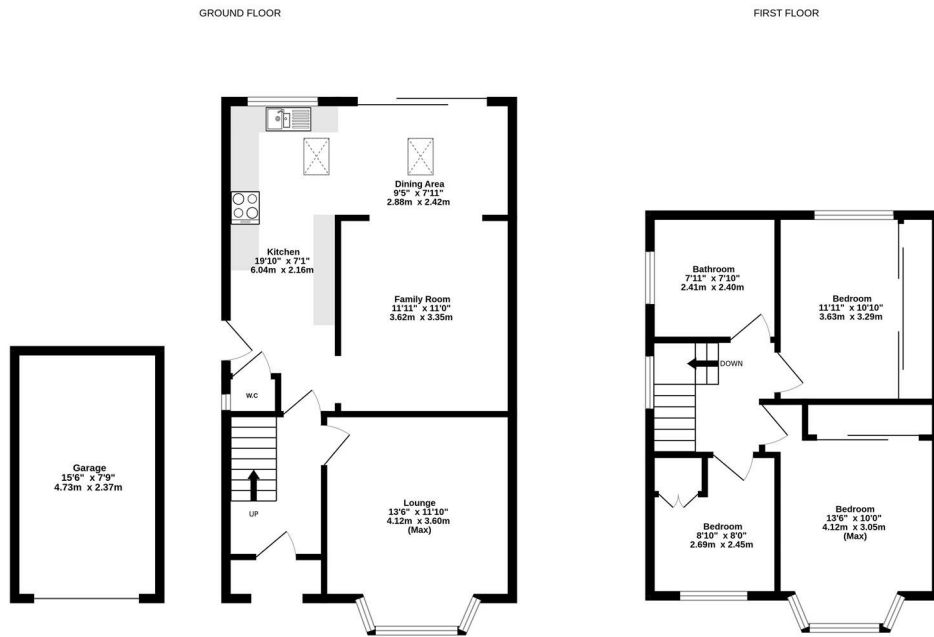
# 3 Bedroom House - Semi-Detached located in Ellesmere Port

Hodgson Carr are delighted to bring to the market this true gem of a property. This home is a rare find and will appeal to many thanks to its outstanding location, surrounded by open fields and nature, along with excellent transport links and highly regarded schools close by.

The property has been maintained to an exceptional standard by the current owners, including a thoughtful reconfiguration of the kitchen to create a generous kitchen-diner with an additional family room. Modern fittings, a log burner and skylights add both style and natural light to the space.

The living room is bright and spacious, featuring original parquet flooring and an open fire — a lovely combination of character and comfort.

Upstairs, there are two double bedrooms and a good-sized single, all bright, well-proportioned and tastefully decorated. The first floor is completed by a beautifully refurbished family bathroom, finished with a walk-in



DALE HEY, HOOTON

TOTAL FLOOR AREA: 1156 sq. ft. (107.4 sq.m.) approx.

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metroplex ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metroplex ©2023.

Council Tax Band

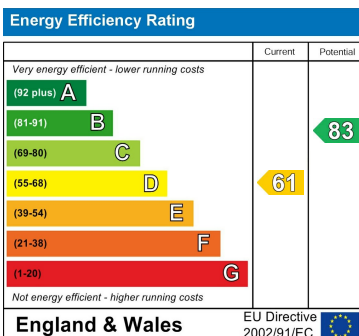
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Energy Performance Graph

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.