



**Roften Way, Ellesmere Port, CH66 7NH**  
**£280,000**

3 Bedroom  
 1 Reception  
 2 Bathrooms  
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\*\*No Onward Chain - Perfect First Time Buy - Highly Sought After Development\*\*

Hewitt Adams are delighted to welcome to the market this no chain, three bedroom, semi detached house on this newly built and highly sought after development in Hooton. The property would make a fantastic first time home and must be viewed to fully appreciate everything the home has to offer. The property is located at the entrance to Roften Way in Hooton a fantastic school catchment area, a short journey to excellent local amenities and excellent access to motorway and railway links with Hooton Train station nearby.

In brief the accommodation comprises; entrance hallway, WC, lounge, kitchen/diner with utility area. To the first floor there are three bedrooms - the main bedroom affording an ensuite. There is also a spacious bathroom.

Externally, to the front of the property there is a driveway providing ample off road parking, low level hedgerow to front, gated access to the garden.

The rear garden is south facing and mainly laid to lawn with secure fenced boundaries and a paved patio area.

### Entrance Hallway

7'03 x 5'09 (2.21m x 1.75m)

Composite front door to hallway, central heating radiator, stairs to first floor, door to;

### WC

6'04 x 3'06 (1.93m x 1.07m)

WC, wash hand basin with vanity unit.

### Lounge

16'01 x 10'11 (4.90m x 3.33m)

Window to front elevation, central heating radiator, door to kitchen/diner.

### Kitchen/Diner

18'07 x 12'01 (5.66m x 3.68m)

A open plan area comprising a range of well appointed wall and base units with complementary work surfaces incorporating sink and drainer, integrated appliances includes cooker, gas hob with extractor hood, dishwasher, fridge, freezer. Breakfast bar, inset spotlights, French doors to rear, window to rear elevation, central heating radiator, concertina doors to utility area.

### Utility Area

Further work surfaces with washing machine and tumble dryer included.

### Landing

Loft access hatch, central heating radiator, doors to;

### Bedroom 1

12'09 x 10'11 (3.89m x 3.33m)

Window to front elevation, central heating radiator, built in wardrobes, door to ensuite.

### Ensuite

7'03 x 5'01 (2.21m x 1.55m)

Comprising; WC, wash hand basin with vanity, shower cubicle, central heating radiator, window to front elevation, inset spotlights.

### Bedroom 2

11'00 x 8'03 (3.35m x 2.51m)

Window to rear elevation, central heating radiator, fitted wardrobe.

### Bedroom 3

8'04 x 7'04 (2.54m x 2.24m)

Window to rear elevation, central heating radiator.

### Bathroom

6'09 x 6'08 (2.06m x 2.03m)

Comprising; WC, wash hand basin, bath, inset spotlights, radiator, window to side aspect.

