

38 Humber Road, Great Sutton, Ellesmere Port, CH66 2SH

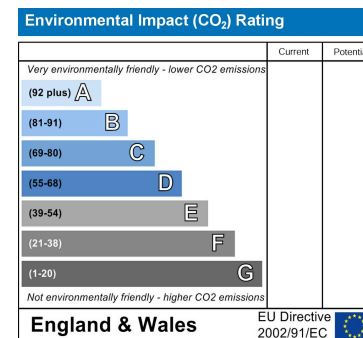
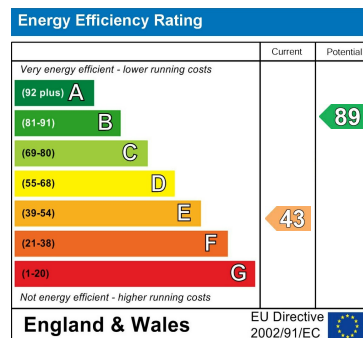
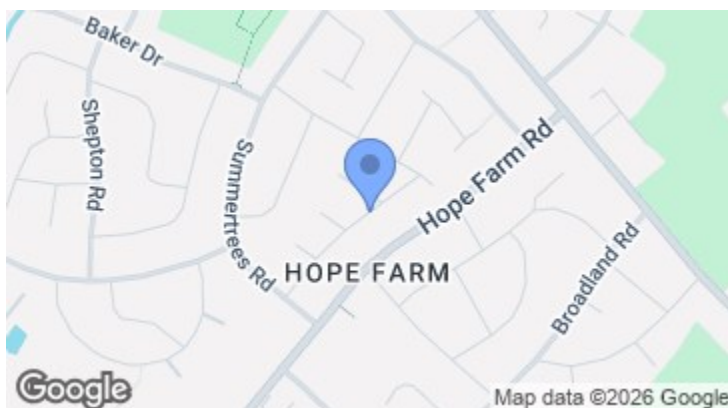
Cavendish
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38 Humber Road
Great Sutton, Ellesmere Port,
CH66 2SH

Price
£215,000

A stylishly upgraded and beautifully presented three-bedroom semi-detached dormer style home, ideally located near Hope Farm Road in Great Sutton. Inside, the property offers a welcoming entrance hall leading into a bright and comfortable living room, complete with a front-facing window and attractive laminate wood flooring. To the rear, a contemporary dining kitchen is fitted with a sleek range of modern units and integrated appliances, including an oven, fridge/freezer, and washing machine. Bi-fold doors open directly onto the garden, creating a seamless indoor-outdoor living space—perfect for entertaining. Upstairs, the property features a landing with a charming wooden balustrade, three well-proportioned bedrooms, and a modern family bathroom fitted with a white suite and shower over the bath. Additional benefits include UPVC double glazing throughout and gas central heating, powered by a Baxi combination boiler installed in 2022. Externally, the property boasts a generous gravel driveway to the front, extending along the side for additional parking. To the rear, you'll find a delightful enclosed garden with a lawn and a stylish porcelain tiled terrace—ideal for relaxing or hosting guests.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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LOCATION

Great Sutton is a well-established residential area located in Ellesmere Port, and has a friendly, community oriented feel, with a mix of family homes, local shops, schools, and green spaces. The area benefits from good transport links, making it easy to reach Chester, Liverpool, and the wider North West, while still maintaining a quieter, more relaxed atmosphere than larger urban centres. The property is close to a parade of shops to include a Morrisons Daily, Co-Operative food, post office and Chatwins Bakery.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALL**

Composite double glazed entrance door, ceiling light point, laminate wood strip flooring, built-in cupboard housing the gas meter, electric meter, electrical consumer unit and hanging for coats with storage cupboard above, and staircase to the first floor. Double opening glazed doors to the living room.

LIVING ROOM

4.80m x 3.58m (15'9" x 11'9")



UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, laminate wood strip flooring, and built-in understairs storage cupboard. Door to the dining kitchen.

DINING KITCHEN

4.39m x 2.46m (14'5" x 8'1")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl composite sink unit and drainer with chrome mixer tap. Wall tiling to work surface

areas. Fitted four-ring gas hob with extractor above, and built-in electric oven and grill. Integrated fridge/freezer and washing machine, two ceiling light points, space for dining table and chairs, laminate wood strip flooring, double radiator with thermostat, built-in cupboard with shelving housing a Baxi combination gas fired central heating boiler, UPVC double glazed window, and double glazed bi-folding doors to the rear garden.

**LANDING**

Wooden balustrade, ceiling light point, access to loft space, and UPVC double glazed window with obscured glass. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.22m x 2.54m (13'10" x 8'4")



UPVC double glazed window overlooking the front, double radiator with thermostat, and ceiling light point.

BEDROOM TWO

3.05m x 2.54m (10' x 8'4")



UPVC double glazed window overlooking the rear, ceiling light point, and double radiator with thermostat.

BEDROOM THREE

2.95m narrowing to 2.03m x 1.83m max (9'8" narrowing to 6'8" x 6' max)



UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, and built-in overstairs storage cupboard.

BATHROOM

1.83m x 1.75m (6' x 5'9")



Modern white suite with chrome style fittings comprising: panelled bath with wall mounted mixer shower and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, tiled floor, chrome ladder style towel radiator, ceiling light point, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a gravelled driveway providing parking for several cars. A wooden gate at the end of the drive provides access to the rear garden.

OUTSIDE REAR

To the rear there is a porcelain tiled terrace with decorative stone and neatly laid lawned garden being enclosed by concrete sectional wooden panelled fencing. Outside water tap.

**DIRECTIONS**

From Chester city centre proceed along St Martins Way to the Fountains roundabout and take the first exit onto the Parkgate Road. Keep in the right hand lane and follow the road around onto the Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight across onto a stretch of dual carriageway and at the main junction with the A41 turn left towards Ellesmere Port. Follow the A41 for some distance and at the next large roundabout take the second exit onto the A41 Chester Road. At the second set of traffic lights next to the Old Wirral Hundred pub, turn right into Hope Farm Road, then take the third turning left into Summertrees Road and first right into Humber Road. The property will be found after some distance on the right hand side.

TENURE

* We understand that the tenure is Leasehold. Lease Term 999 years from 30 March 1972

* We are advised that the ground rent is currently £20 per annum (2026).

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester County Council.

AGENTS NOTES

* Services - we understand that mains gas, water, electricity and drainage are connected.

* The property is on a water meter.

* Low maintenance UPVC fascia boards and soffits have

been installed.

* The property was subject to a scheme of modernisation and improvement in 2022 to include a new central heating boiler and radiators, electrical upgrading, new kitchen, new bathroom, new flooring and redecoration.

* The porcelain tiled terrace in the rear garden was installed in 2026.

***ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process.

Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

***EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW