



Hope Farm Road, Great Sutton ELLESMERE PORT CH66 2TN

welcome to

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Jones & Chapman are excited to welcome to the market this three-bedroom semi-detached house located in popular residential area of Great Sutton. Call us today to arrange your viewing!



Jones & Chapman are excited to welcome to the market this three-bedroom semi-detached house located in popular residential area of Great Sutton. Hope Farm Road itself is ideally situated within close proximity to a host of local amenities, highly regarded schools and transport links such as Hope Farm Road's parade of shops which includes a Co-operative Food and a Post Office. Hope Farm Clinic and Pharmacy are also close by, and the Woodlands Primary School to name a few. There are also great bus routes on Hope Farm Road.

The entrance hall leads to the lounge featuring a gas fire that is currently disconnected with a marble hearth and wooden surround, under stairs cupboard and laminate flooring. The lounge opens to the dining room which has laminate flooring, a single panel radiator and French doors leading to the rear garden. The kitchen is fitted with a range of white gloss wall, base and drawer units, a four-ring gas hob, single oven, combi boiler and space for additional appliances. A single door gives access to the rear.

The first-floor landing gives access to three bedrooms all benefiting from radiators, the first two have fitted carpet and the third has laminate flooring. The family bathroom comprises a panel bath with an overhead Triton shower, and a wash hand basin and WC set within a vanity unit.

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

An early viewing is advised!

Agents Note

Entrance Hall

Lounge

14' x 12' 8" (4.27m x 3.86m)

Dining Room

10' 5" x 8' 5" (3.17m x 2.57m)

Kitchen

11' x 7' 8" (3.35m x 2.34m)

Landing

Bedroom One

15' 2" x 8' 11" (4.62m x 2.72m)

Bedroom Two

9' 7" x 9' 3" (2.92m x 2.82m)

Bedroom Three

10' 3" x 6' 9" (3.12m x 2.06m)

Bathroom

6' 3" x 5' 11" (1.91m x 1.80m)

Front Garden

Rear Garden



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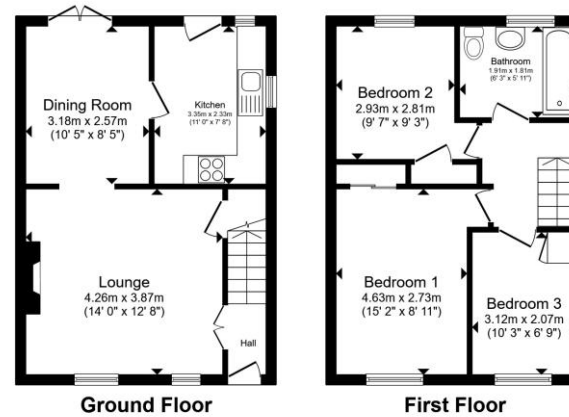
Hope Farm Road, Great Sutton ELLESMERE PORT

- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Lounge, Dining Room & Kitchen
- Off Road Parking
- Private Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000



Total floor area 72.6 m² (781 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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Property Ref:
LSU108842 - 0005

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