SSTC

HOPE FARM ROAD, GREAT SUTTON, ELLESMERE PORT, CH66 2TL

£195,000

3 2 1

Impressive three bedroom family home in Great Sutton occupying a good sized plot and offering a four car driveway, spacious living areas and generous rear garden.

ABC Property Shop
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Ellesmere Port
CH65 4BQ

0151 305 0940
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- No Onward Chain
- Double Driveway with Space for 4 Vehicles
- Large Living Room & Good Sized Dining Room
- Generously Sized Rear Garden
- Rear Decked Terrace
- Close to Local Amenities & Schools
- Viewings By Appointment Only
- Virtual Tour Available

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Nestled in a popular residential area of Great Sutton, Ellesmere Port, this well presented three bedroom home offers spacious accommodation, a generous plot and excellent outdoor space, making it an ideal purchase for families or first time buyers.

The property benefits from a substantial double driveway providing off road parking for up to four vehicles, together with a good sized rear garden offering plenty of space for outdoor entertaining, children's play areas or further landscaping potential.

Internally, the ground floor comprises a welcoming entrance hallway leading into a bright and spacious living room, ideal for relaxing and entertaining. The dining space provides an excellent family dining space and flows conveniently into the fitted kitchen, which offers ample storage and workspace.

To the first floor, the property offers three well proportioned bedrooms, including a generous master bedroom with built in wardrobes, and alongside a family bathroom.

Situated close to a range of local amenities, reputable schools, transport links and motorway networks, this property combines comfortable family living with excellent convenience.

Early viewing is highly recommended to appreciate the space, plot size and potential this fantastic home has to offer.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective purchasers should verify all details through their own inspection.

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: B (Cheshire West & Chester)
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance Hallway
w: 0.99m x l: 1.99m (w: 3' 3" x l: 6' 6")
UPVC Door, Laminate Flooring, Radiator.

Living Room
w: 3.76m x l: 4.14m (w: 12' 4" x l: 13' 7")
Front Facing, Laminate Flooring, Radiator, Under Stairs Storage Cupboard, Archway to Dining.

Dining
w: 2.53m x l: 3.21m (w: 8' 4" x l: 10' 6")
Rear Facing, Laminate Flooring, Radiator, Door to Kitchen.

Kitchen
w: 2.21m x l: 3.17m (w: 7' 3" x l: 10' 5")
Range of Wall & Base Units, Worktops, Integrated Oven & Hob, Gas Combi Boiler, Tiled Floor, Radiator, Door to Rear Garden.

Landing
w: 1.93m x l: 2.3m (w: 6' 4" x l: 7' 7")
Carpeted, All Rooms Leading Off, Loft Access.

Master Bedroom
w: 2.73m x l: 4.56m (w: 8' 11" x l: 15')
Front Facing, Fitted Wardrobes, Carpeted, Radiator.

Bedroom 2
w: 2.79m x l: 2.8m (w: 9' 2" x l: 9' 2")
Rear Facing, Built In Storage, Carpeted, Radiator.

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Bedroom 3
w: 1.87m x l: 3.12m (w: 6' 2" x l: 10' 3")
Front Facing, Built In Storage, Carpeted, Radiator.

Bathroom
w: 1.66m x l: 1.9m (w: 5' 5" x l: 6' 3")
Bathtub, Over Bath Electric Shower, Basin, WC, Toilet Roll Holder, Radiator.

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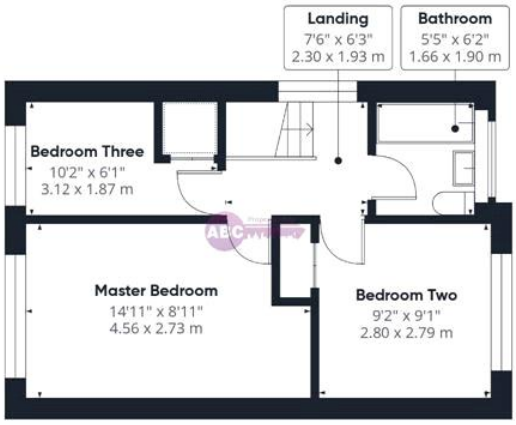
Floor 0



Floor 1

Approximate total area(1)
718 ft²
66.8 m²

Balconies and terraces
118 ft²
11 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)
377 ft²
35.1 m²

Balconies and terraces
118 ft²
11 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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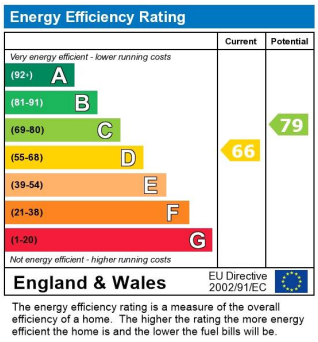

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