



SSTC

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

£230,000



Fully refurbished and move-in ready, this stunning three bed semi-detached home in sought-after Great Sutton features a newly installed kitchen, new flooring, fresh décor throughout, a large block paved driveway, garage, and a generous rear garden with patio and lawn.



- Fully Refurbished Throughout
- Newly Installed Kitchen
- Spacious & Beautifully Presented Accommodation
- Large Block Paved Driveway

- Generous Rear Garden with Patio, Lawn & Large Garage
- Sought-After Location Close to Amenities & Transport Links
- Viewings Recommend to Appreciate - Call to Book Now!
- Virtual Tour & 3D Floor Plan Available











Recently renovated to a high standard throughout, this beautifully presented three-bedroom semi-detached property in the sought-after area of Great Sutton offers spacious and versatile accommodation ideal for families and first-time buyers alike.

The property has undergone a comprehensive refurbishment programme and is ready to move straight into, benefiting from a newly installed modern kitchen, fresh redecoration throughout, and new flooring across the home.

To the ground floor, the accommodation comprises a welcoming entrance porch, a bright and spacious living room, a separate dining room, and a stylish fitted kitchen with contemporary units and work surfaces. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property continues to impress with a large blocked paved driveway providing ample off-road parking, together with a larger than average detached garage offering additional storage or workshop potential. To the rear is a generous enclosed garden featuring both patio and lawned areas, perfect for outdoor entertaining and family enjoyment.

Situated in a popular residential location close to local amenities, schools, transport links and motorway networks, this superb home combines modern living with practical family space.

Early viewing is highly recommended to appreciate everything this fantastic property 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: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Entry Porch

w: 1.07m x l: 1.83m (w: 3' 6" x l: 6')

UPVC Door, Laminate Flooring, Wooden to Hallway.

Entrance Hallway

w: 0.97m x l: 2.01m (w: 3' 2" x l: 6' 7")

Doors to Living Room, Stairs to First Floor.

Living Room

w: 3.79m x l: 4.14m (w: 12' 5" x l: 13' 7")

Front Facing, Laminate Flooring, Electric Fireplace with Surround, Radiator, Storage Cupboard.

Dining

w: 2.58m x l: 3.2m (w: 8' 6" x l: 10' 6")

UPVC French Doors to Garden, Laminate Flooring, Door to Kitchen, Radiator.

Kitchen

w: 2.2m x l: 3.18m (w: 7' 3" x l: 10' 5")

Newly Installed Wall & Base Units, Worktops, Gas Combi Boiler (2019), Sink with Mixer Tap, Freestanding Electric Cooker with Splashback and Extractor, Space for Undercounter Fridge Freezer, Washing Machine, UPVC Door to Garden, Vinyl Flooring.

Landing

w: 1.89m x l: 2.25m (w: 6' 2" x l: 7' 5")

Carpeted, Loft Access, All Rooms Lead Off.

Master Bedroom

ABC Property Shop

36 Station Road

Ellesmere Port

CH65 4BQ

0151 305 0940

sales@abcpropertyshop.co.uk

w: 2.6m x l: 4.75m (w: 8' 6" x l: 15' 7")

Front Facing, Carpeted, Radiator.

Bedroom 2

w: 2.78m x l: 2.83m (w: 9' 1" x l: 9' 3")

Rear Facing, Carpeted, Radiator, Storage Cupboard.

Bedroom 3

w: 2.08m x l: 3.29m (w: 6' 10" x l: 10' 10")

Front Facing, Carpeted, Radiator, Over Stairs Storage Cupboard.

Bathroom

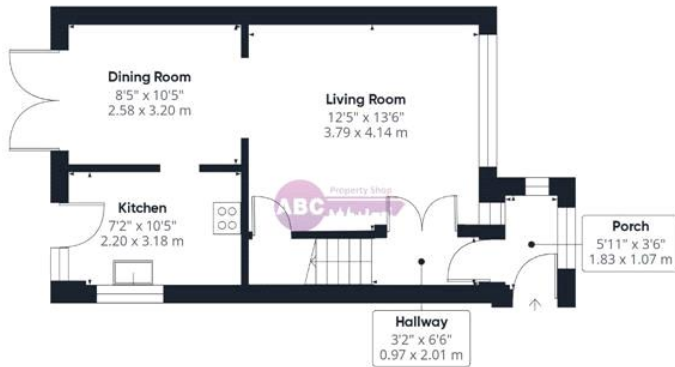
w: 1.89m x l: 1.88m (w: 6' 2" x l: 6' 2")

Bath with Electric Shower, Basin, WC, Heated Towel Rail, Toilet Roll Holder, Fully Tiled, Vinyl Flooring.

Garage

w: 2.73m x l: 7.74m (w: 8' 11" x l: 25' 5")

Brick Construction, Up & Over Door, UPVC Windows, Tiled Roof.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
 979 ft²
 91.1 m²

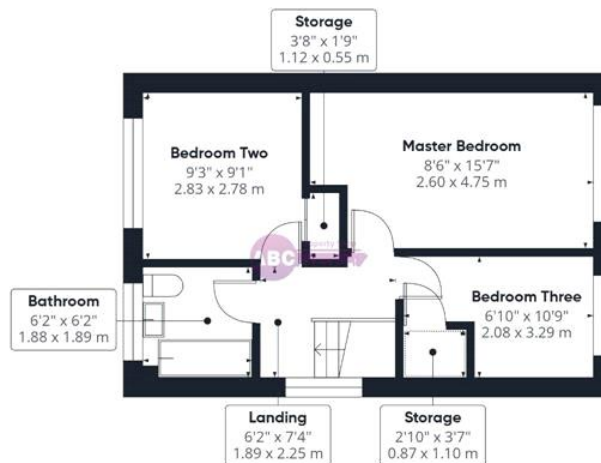
(1) Excluding balconies and terraces

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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Floor 0 Building 1



Floor 1 Building 1

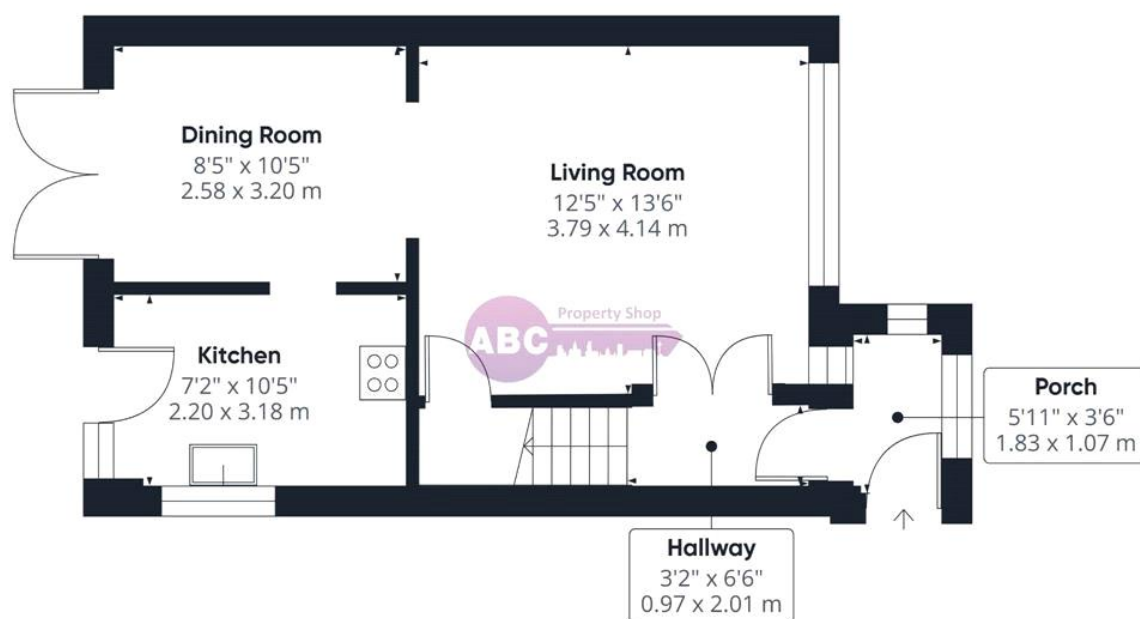


Approximate total area^{††}
 752 ft²
 70 m²

(†) Excluding balconies and terraces

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Floor 0 Building 1

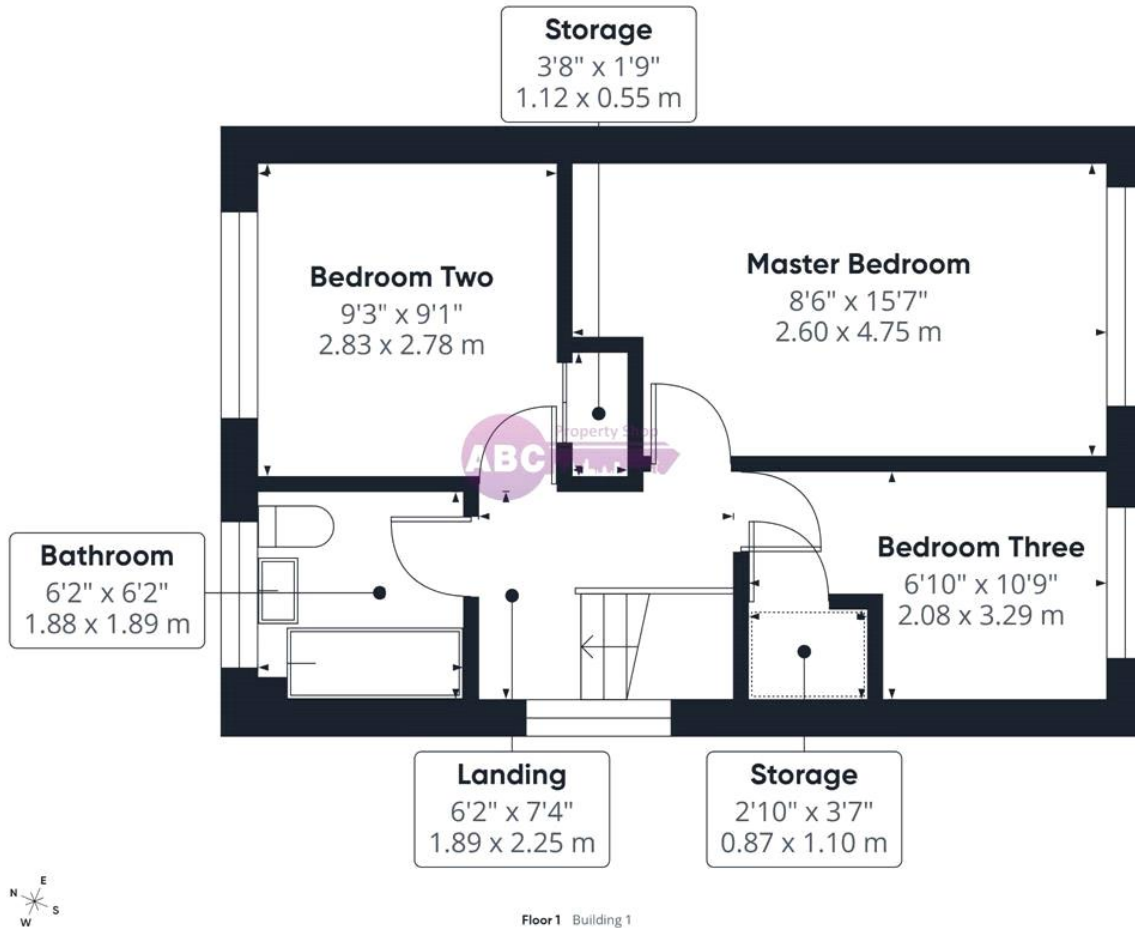
Approximate total area⁽¹⁾
403 ft²
37.5 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾
 349 ft²
 32.5 m²

(1) Excluding balconies and terraces

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Floor 0 Building 2

Approximate total area⁽¹⁾
 227 ft²
 21.1 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			

Current: 70
 Potential: 84

