



HUNTERS
HERE TO GET *you* THERE

7 Mount Farm Way, Great Sutton / Ellesmere Port, CH66 2HE

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Offers Over £325,000

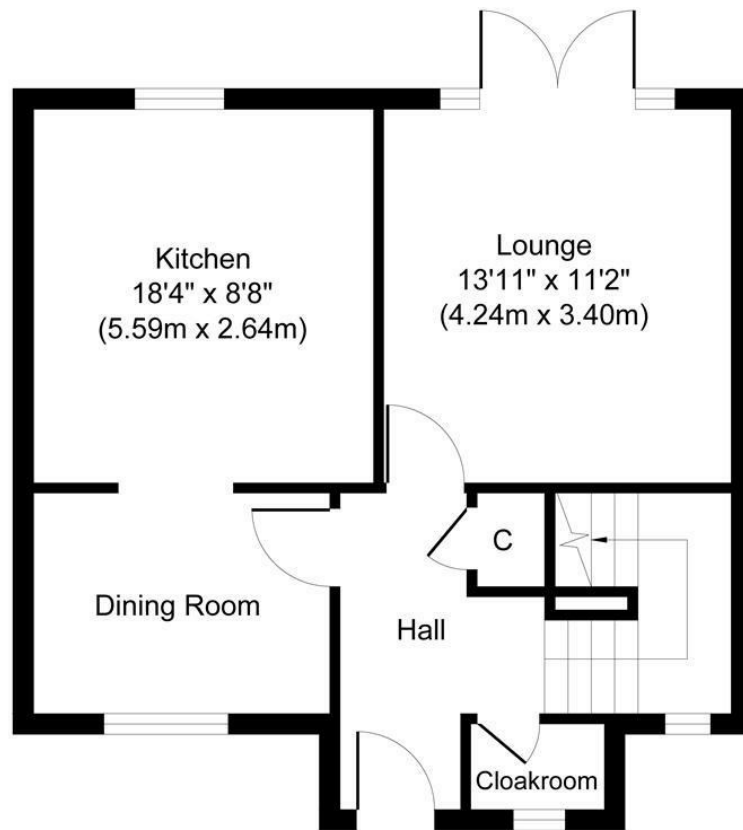
Ok, so are you looking for your dream three bedroom detached home in a respected area. Well this might be just what you are looking for. Open the full brochure and take in the photographs.

Legislation prevents agents from using words such as "immaculate", "fantastic" and "outstanding", so we won't! What we can say however, is the current owners have invested a significant sum of money into this home to create what is "probably" one of the best presented homes in this price range. As a result, we would encourage you to study the photographs and take in how well this property looks. Even the most discerning of buyers will have to appreciate this home.

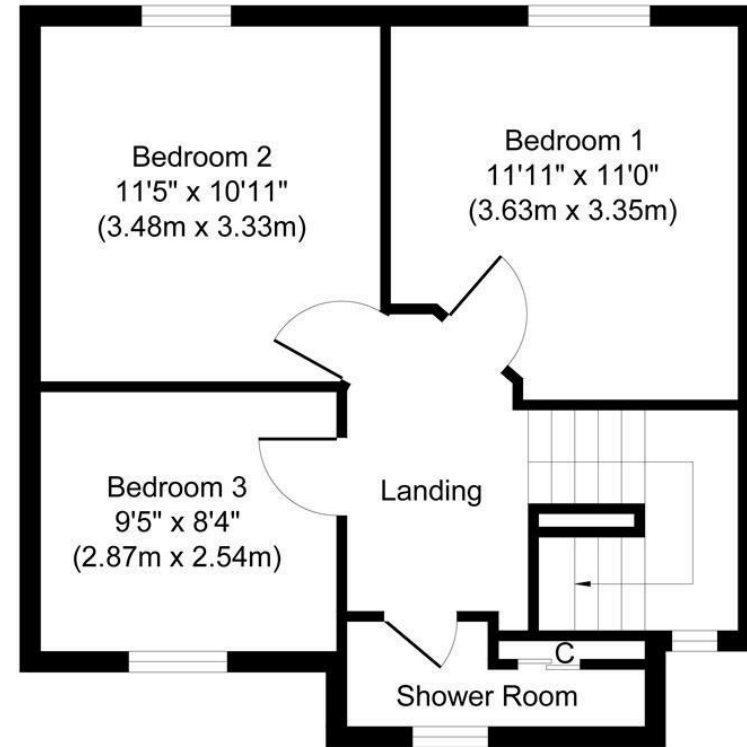
The area is generally well serviced for schools, shops and various leisure activities. Cheshire Oaks offers a number of high-street names together with numerous eateries. Those who need to commute to surrounding centres of commerce can take advantage of the M53 and M56 motorways.

Please note: the owners have advised that the remaining wooden windows to the front elevation and the front door are due to be replaced shortly.

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Ground Floor
Approximate Floor Area
461 sq. ft
(42.86 sq. m)



First Floor
Approximate Floor Area
471 sq. ft
(43.78 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall

As soon as you enter through the front door, you get a feeling of the work that has been undertaken. Machine wood floor, contemporary black central heating radiator and under stairs storage cupboard. Turned staircase to the first floor landing with double glazed window to front elevation.

Cloakroom

Modern fitted suite in white comprising low level WC, wash hand basin with storage below, heated towel rail, tiled floor, recessed spotlights and double glazed window to front elevation.

Lounge

13'11" x 11'2"
A bright and airy room with French doors opening onto the rear landscaped garden. A raised eco-smart Bio Ethanol fire creates an imposing focal point to this room.

Kitchen

18'4 x 8'8" (including dining room)
The owners have refitted this area with a comprehensive range of wall and base units with contrasting work tops above. The kitchen is of a high gloss finish with a number of integrated appliances including a seven burner gas hob and multi oven combo, feature extractor fan above, dishwasher and fridge/freezer recess. Tiled splashbacks and flooring, modern sink unit and taps overlook the rear garden via a double glazed window with blinds.

You really need to see this to appreciate it fully!

Dining Room

Although clearly separate from the kitchen, the area does enjoy an open plan feel. Fitted with a range of base units to match those in the kitchen extend along one wall, tiled floor, double glazed window to front elevation with blinds.

First Floor

Turned staircase leads from the hall via a half landing with feature light to the first floor. Allowing access to all the bedrooms, bathroom and loft.

Bedroom One

11'11" x 11'0" max
Double glazed window to rear elevation and central heating radiator.

Bedroom Two

11'5" x 10'11"
Another double with central heating radiator and double glazed window rear elevation.

Bedroom Three

9'5" x 8'4"
Suitable as another double with central heating radiator, double glazed window to front elevation.

Bathroom

Converted into a rather impressive shower room, it really does suit the needs of modern day living. The majority of the walls have been covered in a dark sand coloured tile with a display recess and the remaining wall behind the double sized walk-in shower cubicle with Mira shower, rainfall head and hand held option, has a small staggered stone effect. Low level WC, vanity unit with inset sink, heated black towel rail, tiled floor, recessed lighting and double glazed window to front elevation.

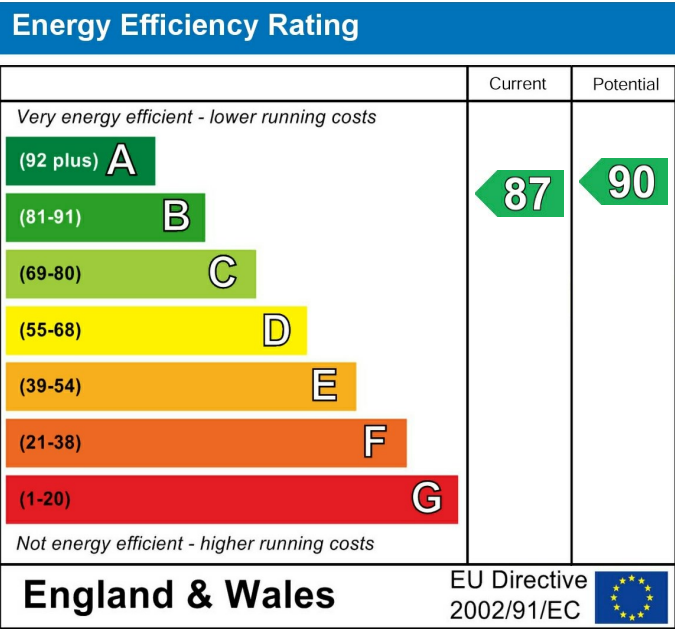
Outside

The property is approached by a long driveway providing ample off road parking for several vehicles and leads to a single garage front lawned area running alongside.

Gated pedestrian access to the side leads to the landscaped rear garden. The owners have created a very special area that in brief includes; shaped porcelain patio areas, artificial lawn, raised flower beds,

wall-based water feature, bespoke and individual fencing all complimenting "The Stagger Inn". This great room has been designed to incorporate a bar with running water, sink, drainage, electricity and fridge. The rest of the double glazed area is for general socialising. Outside the building continues with an open plan coved area housing the substantial hot tub, which we are advised will remain.

What a great area for family and friends to enjoy.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





