



Williams Street, Ellesmere Port CH66 7PG

£340,000

A well-presented and modern three-bedroom detached property situated on a generous corner plot in the Birch Grange development in Hooton. Built two years ago, this attractive home still benefits from an NHBC warranty and is offered in excellent condition throughout with the added benefit of a sun room extension. Internally, the accommodation comprises: entrance hallway with Amtico flooring and downstairs WC, spacious lounge with dual-aspect windows, and a modern open-plan kitchen/dining area with integrated appliances and French doors leading into a sunroom. The utility room provides additional storage and appliance space. To the first floor are three good-sized bedrooms, including a principal suite with fitted wardrobes and en-suite shower room, plus a family bathroom. The home features recessed LED lighting, and dual-zone heating controls. Externally, the property benefits from beautifully landscaped gardens to the front, side and rear, along with a private driveway located to the rear with gated access. A timber shed with power and lighting is also included, along with an external water supply and outside lighting. Located on the Birch Grange development in Hooton, this property enjoys a semi-rural yet well-connected setting. Hooton train station offers direct links to Chester and

- DETACHED THREE-BEDROOM FAMILY HOME ON A CORNER PLOT
- DRIVEWAY TO REAR WITH GATED ACCESS TO GARDEN
- OPEN-PLAN LAYOUT WITH SUN ROOM EXTENSION
- PRINCIPAL BEDROOM WITH FITTED WARDROBES AND EN-SUITE
- BUILT APPROXIMATELY 2 YEARS AGO WITH NHBC WARRANTY REMAINING
- BEAUTIFULLY MAINTAINED GARDENS TO FRONT, SIDE AND REAR
- MODERN KITCHEN WITH INTEGRATED APPLIANCES AND UTILITY ROOM
- DOWNSTAIRS WC AND FAMILY BATHROOM WITH MODERN SUITES
- TIMBER SHED WITH POWER AND LIGHTING, OUTDOOR HOSE AND LIGHTS
- POPULAR RESIDENTIAL LOCATION WITH EXCELLENT TRANSPORT LINKS



Entrance Hall

Composite entrance door opens into a hallway fitted with Amtico flooring, ceiling light point, dual-zone heating controls, and a panelled radiator. Internal doors lead to the downstairs WC, lounge, and kitchen.

Lounge

Two uPVC double glazed windows to the front and side elevation allowing natural light. Carpet flooring, panelled radiator and ceiling light point.

Kitchen/Dining Room

Modern kitchen/dining area fitted with a range of wall, drawer, and base units with complementary work surfaces. Integrated appliances include an eye-level electric fan oven, four-ring gas hob with extractor hood, and fridge freezer. Featuring a 1.5 stainless steel sink unit with mixer tap, recessed LED lighting, panelled radiator, and continuation of Amtico flooring. UPVC double glazed window to the front elevation, internal door to utility room, and uPVC double glazed French doors opening into the sun room

Utility

Space for washing machine and tumble dryer with complimentary work surface over. Floor to ceiling cupboard, ceiling light point, panelled radiator, Amtico flooring and composite double glazed frosted door to side elevation.

Sun Room

This bright and contemporary sun room features a glass roof lantern that floods the space with natural light. Surrounded by uPVC double-glazed windows and bi-fold doors, it offers uninterrupted garden views and seamless access to the patio. The room is finished with recessed ceiling spotlights, wood-effect flooring and power sockets.

Landing Area

Spacious landing with the added benefit of two

airing cupboards; one with shelving and another with a panelled radiator. Access to loft, carpet flooring, ceiling light point, panelled radiator, doors off to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation. Fitted range of wardrobes offering ample storage with integrated clothing rails, shelving, and drawers, finished with bi-fold doors and internal sensor-activated lighting. Carpet flooring, ceiling light point, panelled radiator and door into ensuite.

Ensuite

Modern en-suite comprising a corner shower with glass screen, low-level WC and pedestal wash basin. Finished with Amtico flooring, recessed LED lighting, chrome heated towel rail, extractor fan, shaver point and a frosted uPVC double glazed window to the front elevation.

Bedroom Two

UPVC double glazed window to the front and side elevation with blinds. Fitted with a range of wardrobes with integrated clothing rail and shelving. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the side elevation. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

UPVC 'tilt and turn' frosted window to the front elevation. Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with mains shower with additional shower attachment. Recessed LED lighting, extractor fan, Amtico flooring, panelled radiator, and part tiled walls.



Outside

Occupying a desirable corner plot, this attractive property enjoys wraparound landscaped gardens with well-tended lawns, colourful flowerbeds, and feature trelliswork with climbing plants. A paved pathway leads to the front entrance, flanked by established borders and decorative stone statues, offering kerb appeal from all angles. To the rear of the property, a private driveway provides off-road parking and gated access into the garden. The enclosed rear garden is beautifully maintained, with a paved patio area ideal for outdoor dining, and a generous lawn bordered by a variety of plants and shrubs. A timber shed, benefiting from power and lighting, provides excellent additional storage or potential for use as a workshop. The property also features exterior lighting and a convenient outside water tap, perfect for gardening or car washing.

Additional Information

This stunning home is part of the Birch Grange scheme (by Elan Homes), constructed approximately 2 years ago. There is a NHBC Buildmark 10-Year structural warranty, giving peace of mind against significant structural or weather-related defects up to year 10. The home has been extended offering an additional sitting room with bifold doors and a lantern roof. The property is freehold with an annual service charge for the maintenance of the surrounding grounds which is £182 per annum. The property is fitted with dual zone heating.

Important Information

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment,

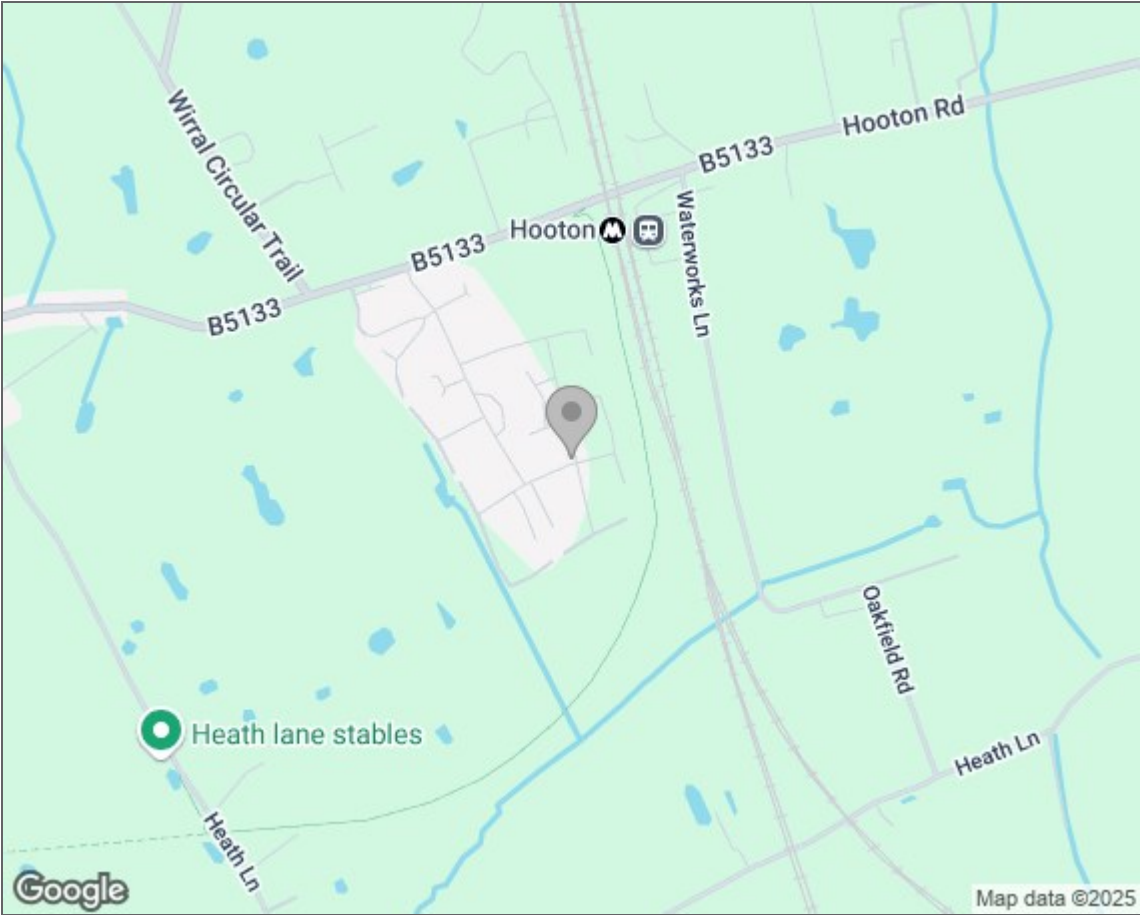
fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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