



**Roften Way
Hooton
Ellesmere Port
Cheshire
CH66**

Offers In Excess Of £350,000

bettermove

Roften Way Ellesmere Port

Bettermove are proud to present this 4 bedroom detached house in Hooton.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

The council tax band is E.

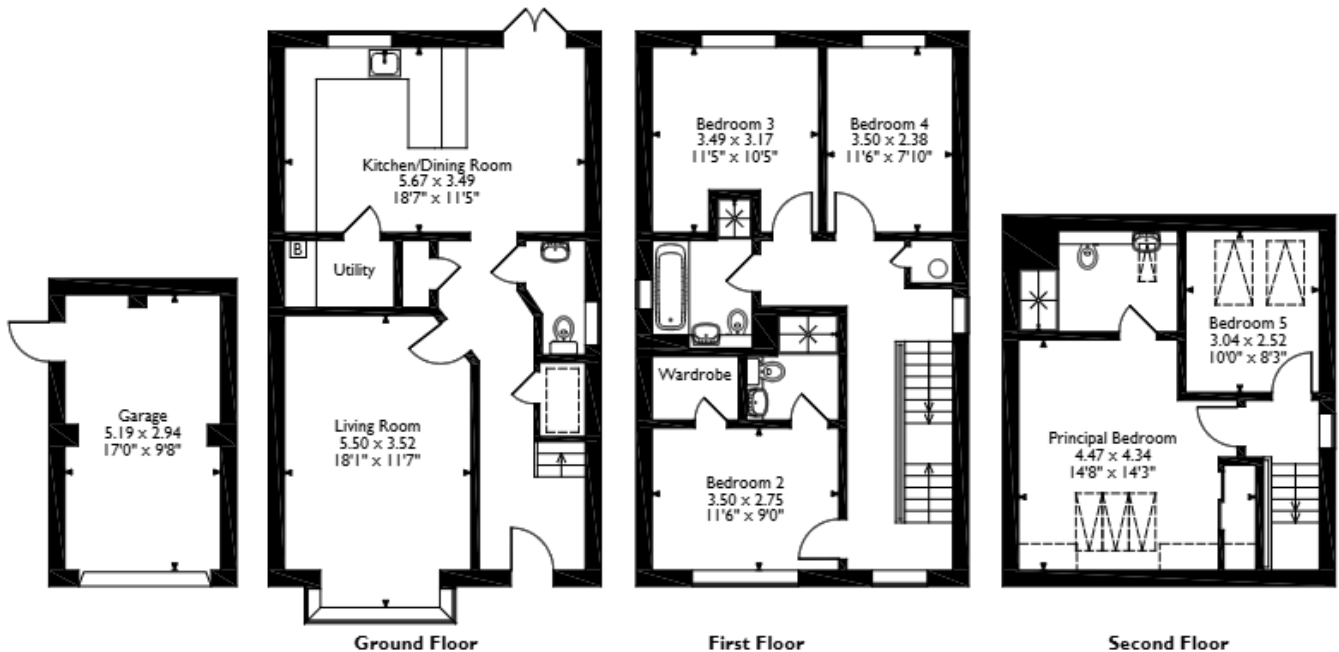
The interior of this well presented property comprises a spacious living room, fitted kitchen/diner, utility room, and WC on the ground floor. The first floor consists of three bedrooms, with one en-suite, alongside the family bathroom, the further two bedrooms, including the master bedroom, with a private en-suite, are located on the second floor. The exterior boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the sought after village of Hooton, Ellesmere Port, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Hooton train station, a variety of local bus routes, and quick access to the M53.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Roften Way, Hooton, Ellesmere Port, Cheshire
 Approximate Gross Internal Area
 Main House = 149 Sq M/1605 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 164 Sq M/1766 /Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 93 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | 93 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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