



**GASCOIGNE
HALMAN**

MARSH LANE, ELTON, CHESTER

THE AREAS LEADING ESTATE AGENT



MARSH LANE, ELTON, CHESTER

£315,000

An individual, well built detached bungalow in a superb private cul-de-sac setting, offering spacious, newly refurbished accommodation.

The property has been subject to a comprehensive programme of refurbishment over the past three years. It is a light and bright property with a stylish modern look and feel.

The works were extensive and included new double glazed windows and doors, a new central heating boiler, new kitchen with built in high end appliances, new bathroom and separate WC, renovation of the conservatory to include an insulated roof and landscaping of the rear garden.





The accommodation will appeal to families or couples alike and briefly includes an entrance hall, a good sized lounge, open plan kitchen/breakfast room and a dining room. There are three good sized bedrooms, a large bathroom/wetroom and a separate WC. Gas fired central heating is installed. There is a detached brick built garage and ample driveway parking. Gardens are found to both front and rear. The front has a lawn whilst the private rear garden is arranged on two levels and is not overlooked. There are paved patio areas, a timber deck, low maintenance astroturf lawn lawn and flower beds.

LOCATION

The property forms part of a small residential cul-de-sac of detached homes built by a well regarded local builder. It is a mature setting, adjacent to the village conservation area, within the village of Elton. There is a selection of shops catering for many day to day needs within walking distance plus a primary school and village pub. Helsby and Frodsham are both within easy reach offering a wide range of services plus the well regarded Helsby High School. The road, rail and motorway networks allow access to many parts of the North West with Chester, Liverpool, Warrington and Manchester all within daily travelling distance.

TENURE

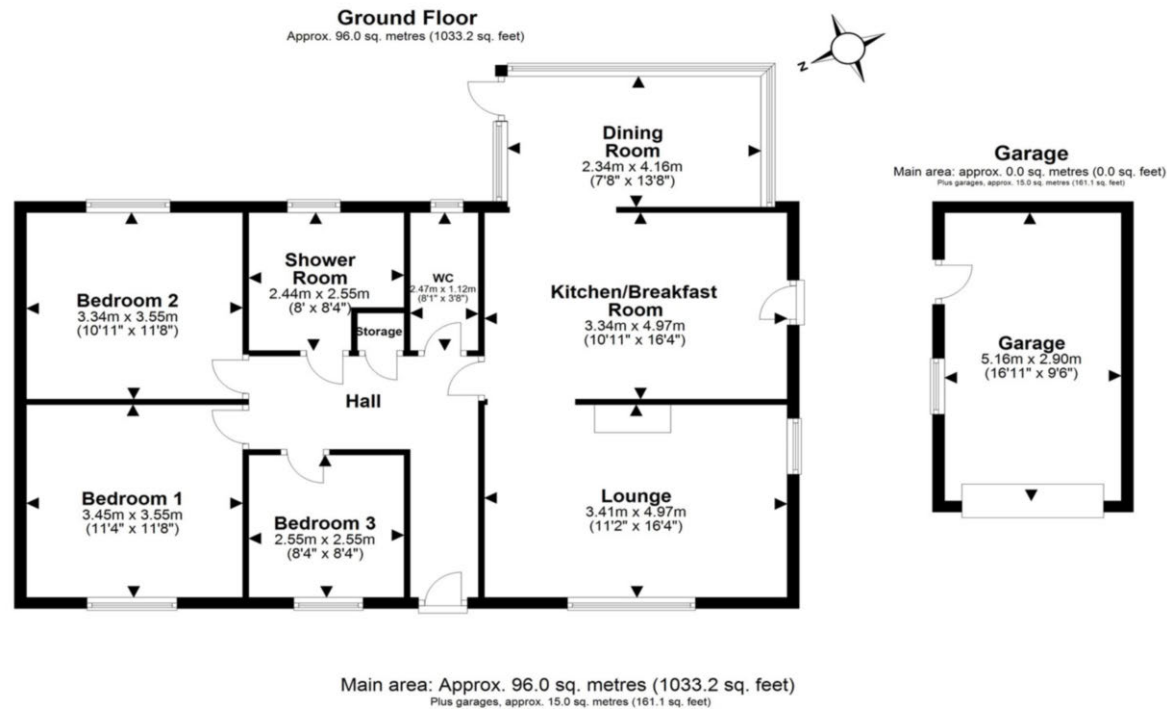
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current D.



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