



**GASCOIGNE
HALMAN**

MANNA DRIVE, ELTON, CHESTER

THE AREAS LEADING ESTATE AGENT



MANNA DRIVE, ELTON, CHESTER

£325,000

An impressive detached family home offering extended accommodation, well proportioned rooms, stylish open plan living and a high quality finish.

The property has been extended in such a way that you'd almost never know from its external appearance. The discreet exterior opens to reveal accommodation of really impressive proportions, extending to over 1600 sq ft (152 sq m). The design and layout will appeal to modern tastes, especially on the ground floor.

A notable highlight is the superb open plan kitchen/breakfast room that lies right at the heart of the house.





There are smart modern units and quartz worktops and a central island with an inset induction hob. There are built in ovens, microwave, dishwasher, wine cooler and washing machine. This room opens to a large dining/garden room, in turn connecting to the rear garden. The large lounge is to the front of the house and there is also a spacious hallway with cloakroom/WC.

The first floor offers three large double bedrooms and two superb bathrooms, one being en-suite. There are double glazed windows and doors, gas fired central heating and Solar PV panels with battery storage to provide substantially reduced energy costs.

There is plenty of driveway parking and a private rear garden with lawn and patio area complete with outdoor kitchen/barbecue.

LOCATION

The house occupies a cul-de-sac position within the popular Greenacres estate with the houses being well positioned to create a feeling of openness and space. The village of Elton is popular with couples and families alike. It offers a selection of local shops, a primary school and a pub whilst Helsby and Cheshire Oaks are within a few minutes drive with a very wide range of shops and services. The road and motorway networks allow good access to many parts of the North West.

TENURE

Freehold

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C



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