



**GASCOIGNE
HALMAN**

WILLOW GROVE, ELTON, CHESTER

THE AREAS LEADING ESTATE AGENT



WILLOW GROVE, ELTON, CHESTER

£225,000

A detached family home with so much more to offer than meets the eye. It is extended to the rear, offers superbly presented and spacious accommodation, it is presented in first class order throughout and has beautiful South facing rear garden.

Step inside this house and you'll be immediately impressed by the quality of presentation. Care and attention to detail is on display throughout and the home is ready for new owners to enjoy from day one, without any additional expenditure.





The extended layout offers modern and flexible space. There is a large living room, separate home office, a lovely fitted kitchen and excellent conservatory. The first floor offers three good sized double bedrooms and two bathrooms, one being en-suite. Double glazed windows are fitted throughout and gas fired central heating is installed.

There is a single garage and ample parking. To the rear is a good sized, South facing garden backing on to open land with an informal access gate, ideal for dog walking! The garden has a paved patio area and lawn making it ideal for growing families and those who love entertaining.

LOCATION

The property is situated within one of the most sought after areas of Elton, on the edge of the village with open aspect to the rear. The village offers a selection of shops catering for many day to day needs plus a primary school and a popular 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

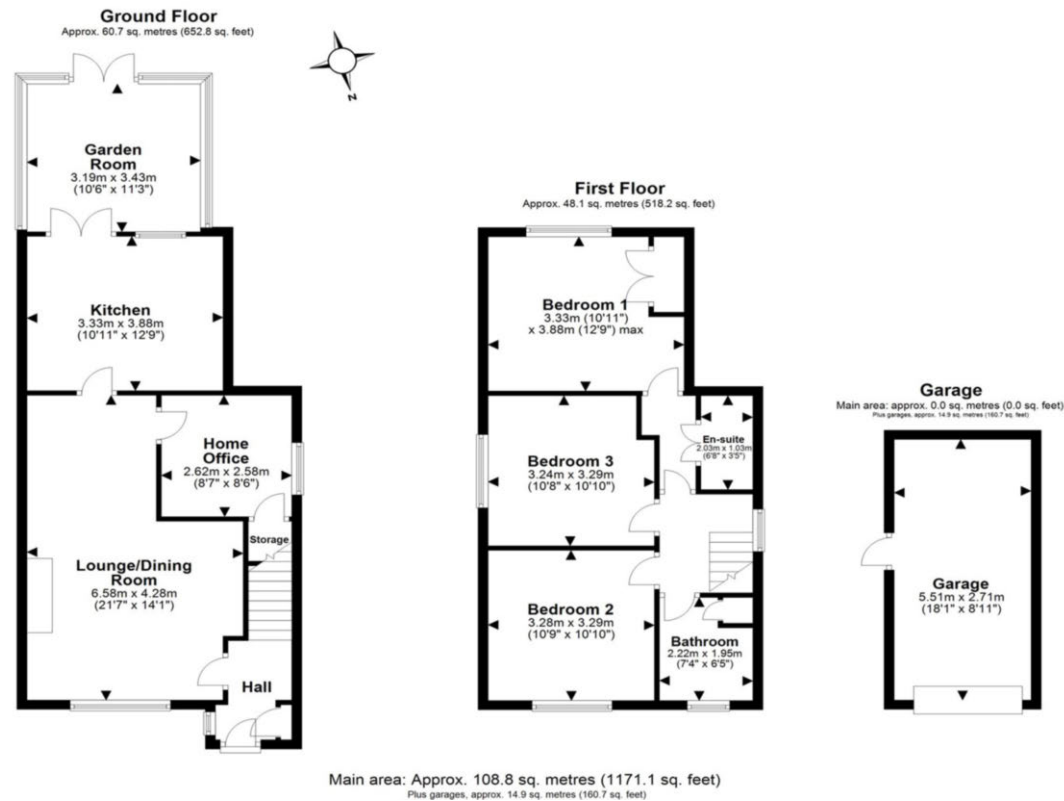
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current C.



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