



**GASCOIGNE  
HALMAN**

MANNA DRIVE, ELTON, CHESTER

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THE AREAS LEADING ESTATE AGENT





## MANNA DRIVE, ELTON, CHESTER

**£285,000**

**An attractive, extended detached family with well planned, spacious four bedroom, two bathroom accommodation, enjoying a cul-de-sac setting within a popular residential area.**

Built in 1998 to an appealing design and good quality specification, this detached house has been sympathetically extended and offers spacious and adaptable accommodation, ideal for growing families.

The ground floor includes an entrance hall with cloakroom/WC, a fitted kitchen, lounge/dining room and a conservatory. There are two additional ground floor rooms, suitable for use as home office, playroom or as a fifth bedroom, if required.





The first floor offers four bedrooms and a family bathroom.

There is a garage and block paved driveway plus low maintenance and private garden to the rear.

### 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, 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.

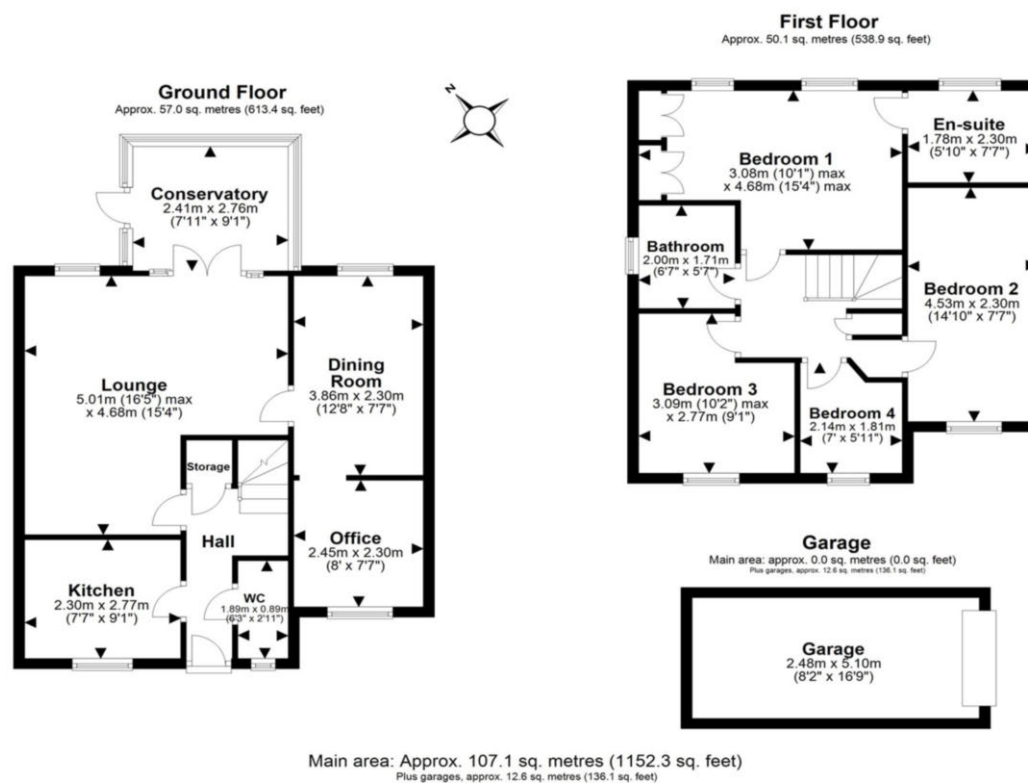
### COUNCIL TAX

Band C. Cheshire West & Chester.

### EPC RATING

Awaited.





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