



**GASCOIGNE
HALMAN**

MANNA DRIVE, ELTON, AN APPEALING AND
SPACIOUS DETACHED FAMILY HOME

THE AREAS LEADING ESTATE AGENT



MANNA DRIVE, ELTON, AN APPEALING AND SPACIOUS DETACHED FAMILY HOME

£275,000

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

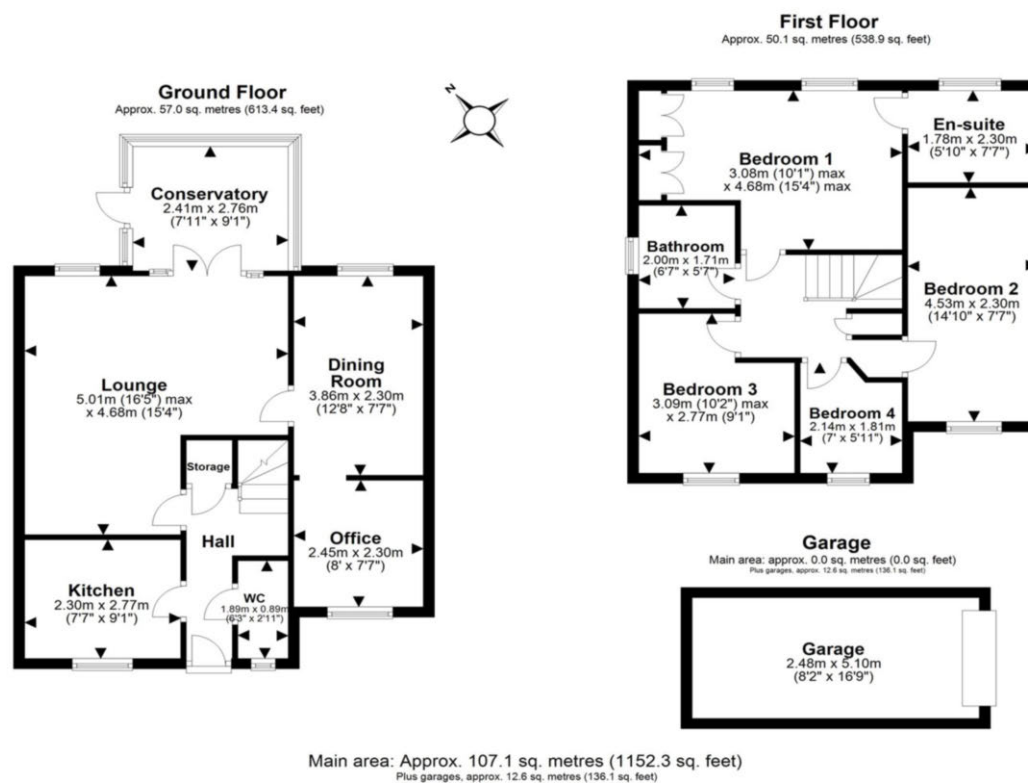
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**