



**GASCOIGNE
HALMAN**

CHERRY TREE CLOSE, ELTON, CHESTER

THE AREAS LEADING ESTATE AGENT



CHERRY TREE CLOSE, ELTON, CHESTER

£260,000

With private South facing rear gardens, this attractive detached house offers spacious, well planned accommodation and enjoys a lovely setting, in a small, popular cul-de-sac.

Cherry Tree Close is a small cul-de-sac of just 17 detached homes, many of which haven been in the same ownership since being built in 1999, as is the case with this property.

The property was built using materials including a reclaimed style brick and stone sills. This gives the house a character look and rustic appeal despite being only 25 years old.





The well designed accommodation includes a spacious through lounge/dining room and fitted kitchen. There is also a utility room and cloakroom/WC. The first floor offers three good sized double bedrooms and two bathrooms, one being en-suite. There is an integral garage and driveway parking.

There are mature gardens with the rear being particularly private and enjoying a South facing aspect.

LOCATION

The property forms part of a small residential cul-de-sac of detached homes and is situated in the older part of Elton, close to the village conservation area. 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 City of Chester is under 10 miles away offering excellent shopping and recreational facilities. 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

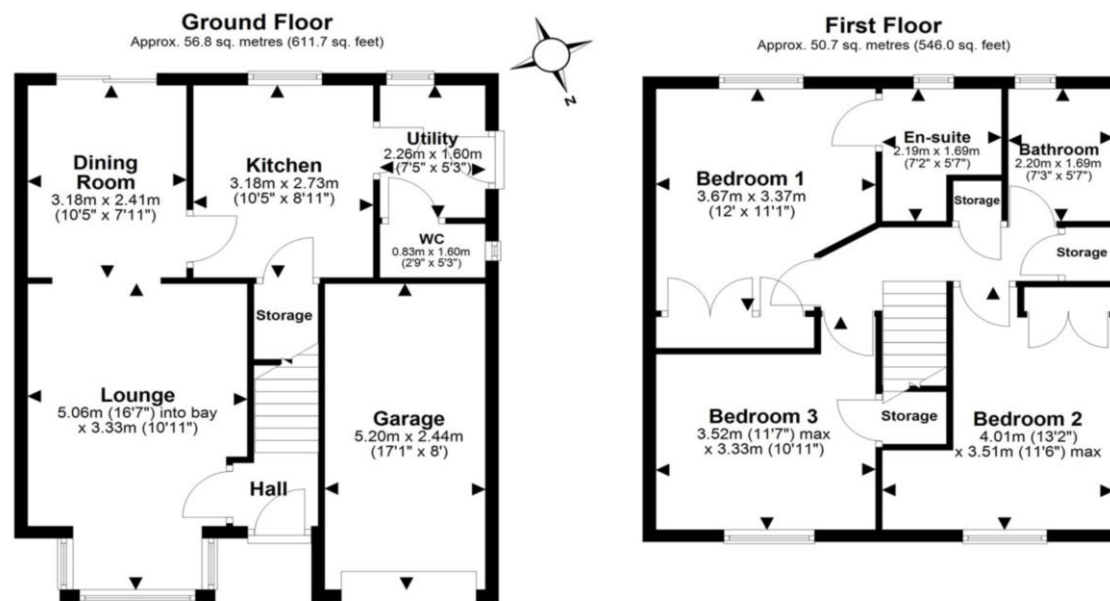
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C.



Total area: approx. 107.6 sq. metres (1157.7 sq. feet)

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@gscoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**