



**GASCOIGNE  
HALMAN**

6 ACACIA CLOSE, ELTON, CHESTER

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THE AREAS LEADING ESTATE AGENT





## 6 ACACIA CLOSE, ELTON, CHESTER

**£295,000**

**A really impressive 1150 sq ft three/four bedroom detached family home with spacious, adaptable accommodation, a superb modern finish and stunning South facing landscaped rear garden.**

This lovely home offers a practical and adaptable layout with a modern open plan feel. The accommodation is presented in first class order throughout and will appeal to families and downsizers alike.

To the ground floor, there is a good sized lounge opening to a large dining room. This open to a spacious conservatory with insulated roof making it ideal for all year round use. The kitchen has a stylish modern design and is complimented by a utility room and cloakroom/WC. The former garage is converted and is ideal for use as a home office or fourth double bedroom.







The first floor offers three excellent double bedrooms and two smart bathroom, one being en-suite.

The external space continues to impress with the private rear garden enjoying a South facing aspect and being recently landscaped with smart paving, lawn and a useful garden store.

## LOCATION

The property forms part of a small residential cul-de-sac of detached homes built by a well regarded builder in 1997. This house enjoys a prime position at the head of the cul-de-sac. There is a parade of local shops in Elton catering for many day to day needs plus a popular 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 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

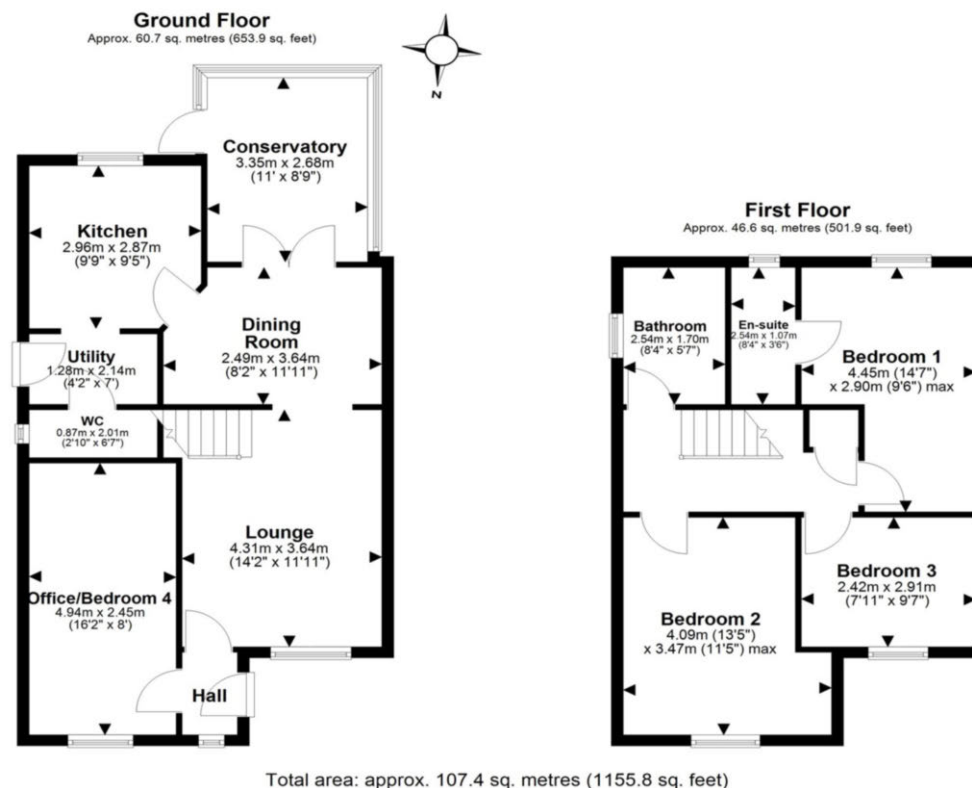
Freehold.

## COUNCIL TAX

Band C. Cheshire West & Chester.

## EPC RATING

Current C



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## FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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