



**GASCOIGNE  
HALMAN**

18 MANNA DRIVE, ELTON, CHESTER

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THE AREAS LEADING ESTATE AGENT





## 18 MANNA DRIVE, ELTON, CHESTER

**£225,000**

**Standing on a generous plot with gardens to three sides, this detached house offers well planned accommodation, ideal for families and couples alike.**

Built in 1997 to an appealing design and with good quality materials, this detached house enjoys a prime plot within this popular cul-de-sac. The gardens extend to three sides creating a feeling of space and light. There is also the added benefit of a long driveway with plenty of parking, leading to a brick built garage.





The house itself offers well planned accommodation featuring an entrance hallway, recently upgraded kitchen and a large living room. This leads to a conservatory that can be used as a sitting or dining room. Upstairs there are three bedrooms and two bathrooms, one being en-suite.

The private, enclosed rear garden has lawn and patio area.

### LOCATION

The house occupies a cul-de-sac position within the popular Greenacres development 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.

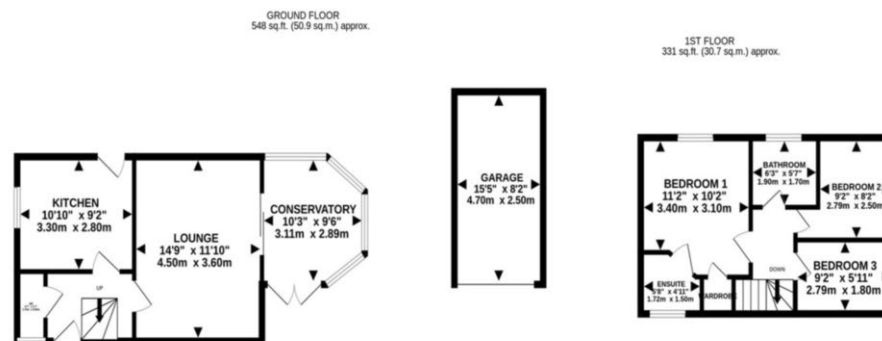
### COUNCIL TAX

Band C. Cheshire West & Chester.

### EPC RATING

Current D.





TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

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