



**GASCOIGNE
HALMAN**

3 ANVIL CLOSE, ELTON, CHESTER

THE AREAS LEADING ESTATE AGENT



3 ANVIL CLOSE, ELTON, CHESTER

£240,000

A stylish, smart and spacious three storey end townhouse set in a small, exclusive cul-de-sac within the village conservation area of Elton.

The property offers well designed accommodation arranged over three floors. It offers plenty of space and flexibility on the ground floor for families to socialise and entertain whilst on the upper floors are four excellent sized bedrooms and two bathrooms.

There is an entrance hallway with cloakroom/WC. The kitchen/dining room is fitted with modern cabinets oak worktops. The living room is extended and creates a generous room with doors opening to the courtyard garden.





DESCRIPTION

The first floor provides two double bedrooms, a single bedroom and a family bathroom. The entire second floor is occupied by the large main bedroom. This room has built in wardrobes and an en-suite bathroom. The property has double glazed windows and a gas fired heating/hot water system is installed. There is a block paved driveway and brick built single garage to the rear plus a private, walled rear courtyard garden.

LOCATION

The property forms part of a small residential development built in 2002/2003. Despite this being a relatively modern house, the Conservation Area setting and style of the buildings gives the area a character feel. There is a parade of shops nearby catering for many day to day needs 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 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

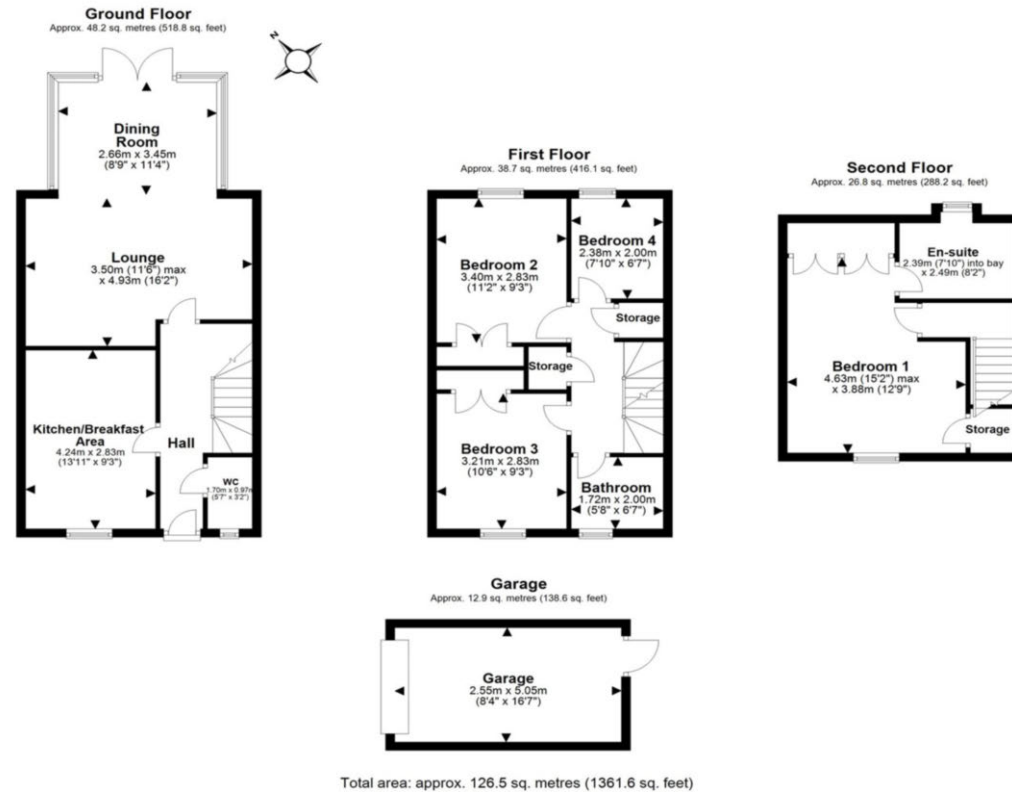
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C.



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