



**GASCOIGNE
HALMAN**

42 COPPICE GREEN, ELTON

THE AREAS LEADING ESTATE AGENT



42 COPPICE GREEN, ELTON

£275,000

An energy efficient, EPC rated B detached house with superbly presented interior and excellent gardens with bar and workshop/store.

This is an excellent home in many aspects. It has been loved and cared for by the current owners who have continually invested in it over the past three years. It is immaculately presented throughout and is now ready for new owners to move in and enjoy from day one, without any investment.

The installation of solar panels results in a lower carbon footprint and substantially reduced energy costs that new owners can benefit from for many years to come.





DESCRIPTION

The interior is designed for ease of living and for entertaining family and friends. The open plan kitchen/dining room connects to a spacious conservatory and in turn, onto a superb garden with large timber deck, bar, lawn, additional seating area and a large workshop/store.

The ground floor also features a good sized lounge. On the first floor there are three good sized bedrooms and two smart bathrooms, one being en-suite. There are fitted wardrobes to the main bedroom and both bathrooms have fully tiled walls. There are double glazed windows and doors fitted throughout and a gas fired central heating/hot water system is installed with a combi boiler.

There is ample driveway parking and a single garage with electrically operated door.

LOCATION

The property is situated in a popular residential cul-de-sac set amidst other detached family home. The village of Elton offers a selection of shops catering for many day to day needs plus there is a village primary school and two pubs. 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

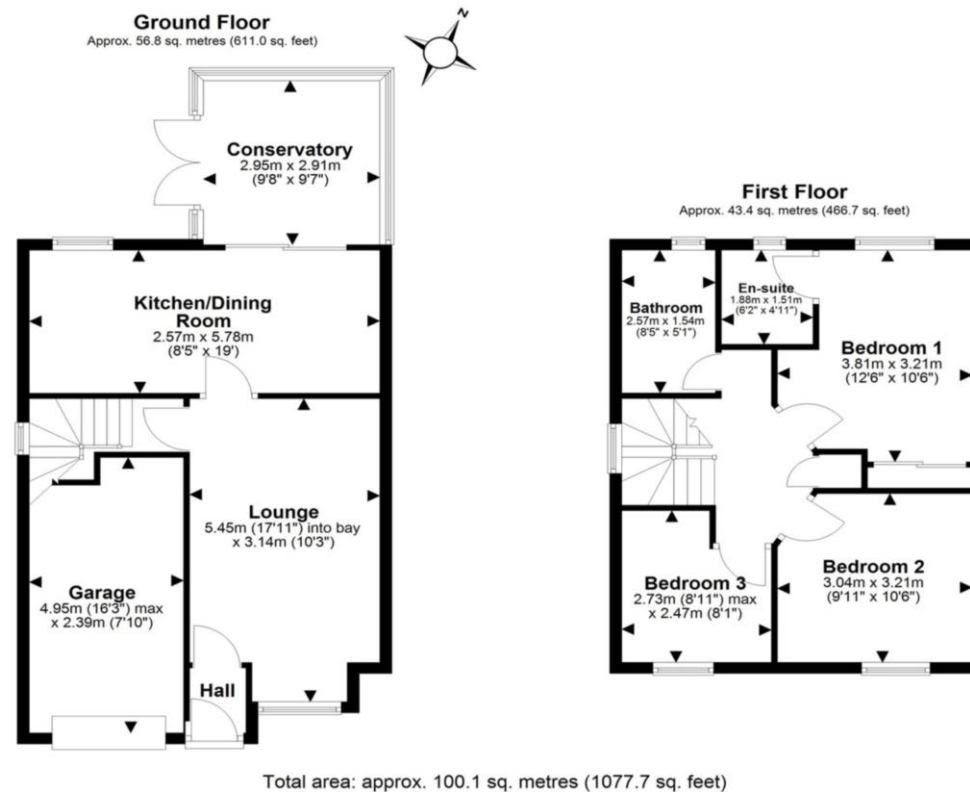
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current B.



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