



Orchard Park Lane, Elton
Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£325,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Rowan House Orchard Park Lane

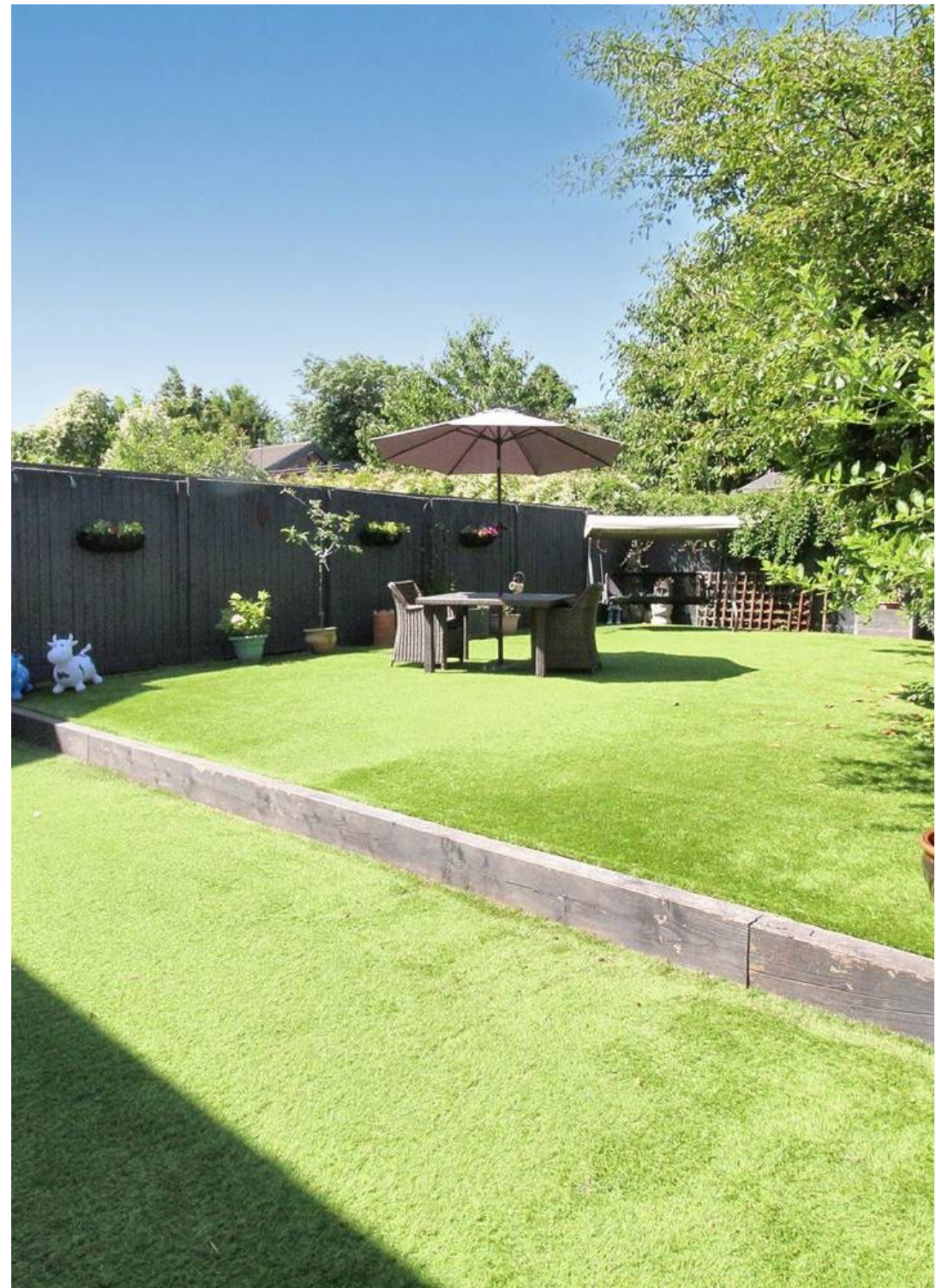
Elton, Chester

Set in Elton village, West Cheshire, this 4-bed detached house offers modern living with easy access to major cities and countryside. Featuring open-plan kitchen, family room, garage/office, family bathroom, ensuite, and large rear garden. Chain-free with ample parking. Ideal for family living and relaxation. Council Tax band: D

Tenure: Freehold

- 4 BEDROOM DETACHED HOUSE
- MODERN OPEN PLAN KITCHEN / FAMILY ROOM
- LOUNGE WITH BAY WINDOW
- INTEGRAL GARAGE / HOME OFFICE
- LARGE LOW MAINTENANCE REAR GARDEN ACCESSED VIA A BI-FOLD DOOR
- BEAUTIFUL VILLAGE LOCATION
- EASY ACCESS TO M56 MOTORWAY NETWORK
- COMMUTEABLE TO LIVERPOOL, MANCHESTER, WARRINGTON, CHESTER AND NORTH WALES
- CHAIN FREE
- PERFECT FAMILY HOME
- LARGE DRIVEWAY WITH AMPLE OFF ROAD PARKING


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS



Entrance Hallway

Accessed via a composite door with tiled floor, wood panelled doors to lounge, integral garage/home office, downstairs toilet and kitchen/family room, stairs to the first floor, wall mounted radiator

Lounge

15' 2" x 10' 6" (4.62m x 3.20m)

PVC double glazed bay window to the front aspect, wall mounted radiator

Kitchen/Family Room

24' 5" x 11' 5" (7.44m x 3.48m)

A recently fitted beautiful kitchen with a range of fitted wall, drawer and base units, granite worktop with matching splashbacks, breakfast bar with base units under, integrated fridge freezer, dishwasher, washing machine and tumble dryer, eye level oven with eye level matching microwave oven, induction hob with high spec extractor hood over, single grey Silgranit sink unit with Quooker tap, wood effect floor, PVC double glazed window to the rear garden, wall mounted radiator, Bi-fold door opening to the rear garden

Downstairs Toilet

6' 3" x 5' 6" (1.91m x 1.68m)

A larger than average washroom with a close coupled WC and vanity wash hand basin with cupboards under, tile effect floor, PVC obscure double glazed window to the side, wall mounted radiator

Home Office / Garage

11' 8" x 8' 5" (3.56m x 2.57m)

The current garage has been split to incorporate a smaller storage area accessed via the up and over door to the front and a home office accessed via the entrance hallway. The split has been via a simple stud wall construction and can be converted back into a full garage with minimal work if required



Landing

PVC double glazed window to the side aspect, wood panelled doors to bedrooms, bathroom and airing cupboard, wall mounted radiator

Bedroom One

12' 5" x 9' 9" (3.78m x 2.97m)

Two PVC double glazed windows overlooking the rear garden, wall mounted radiator, built in wardrobes, wood panelled door opening to the en-suite

En Suite

7' 5" x 5' 1" (2.26m x 1.55m)

A suite comprising a shower cubical with shower attached, pedestal wash hand basin and close coupled WC, wall mounted towel radiator, part tiled walls, obscure PVC double glazed window to the side aspect

Bedroom Two

12' 7" x 11' 5" (3.84m x 3.48m)

PVC double glazed box bay window to the front aspect, wall mounted radiator

Bedroom Three

11' 8" x 9' 9" (3.56m x 2.97m)

PVC double glazed window to the front aspect, wall mounted radiator, built in wardrobe

Bedroom Four

6' 9" x 5' 0" (2.06m x 1.52m)

PVC double glazed window to the front aspect, wall mounted radiator, access to the roof space via a built in loft ladder

Family Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

A suite comprising a panelled bath, pedestal wash hand basin and close coupled WC, wall mounted radiator, part tiled walls, obscure PVC double glazed window to the side aspect





FRONT GARDEN

A welcoming garden laid to lawn with mature shrubs and flower beds with a picket fence surround and large gate

REAR GARDEN

A private and secluded rear garden laid to a high quality artificial lawn with a timber fencing surround, access to the front via a gate, mature trees and shrubs, pathway and outside tap

Driveway

6 Parking Spaces

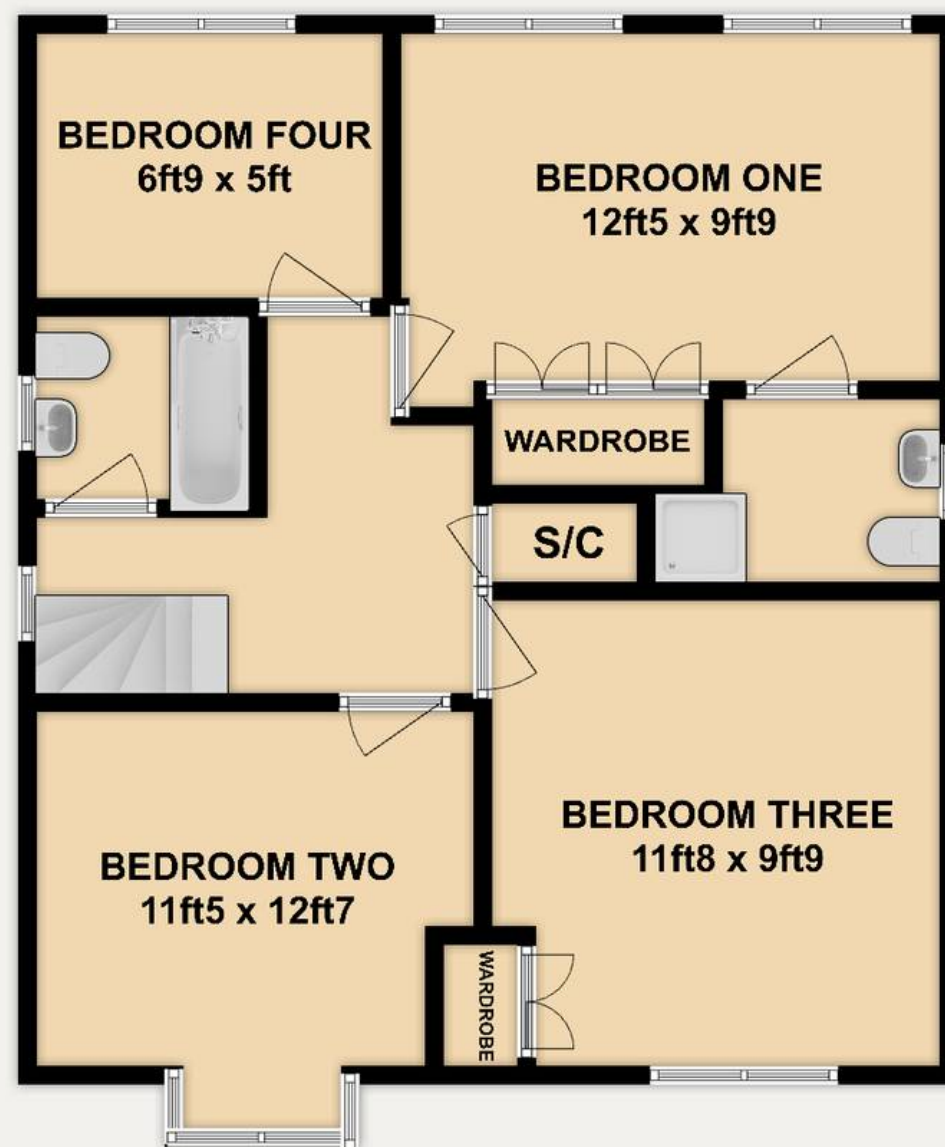
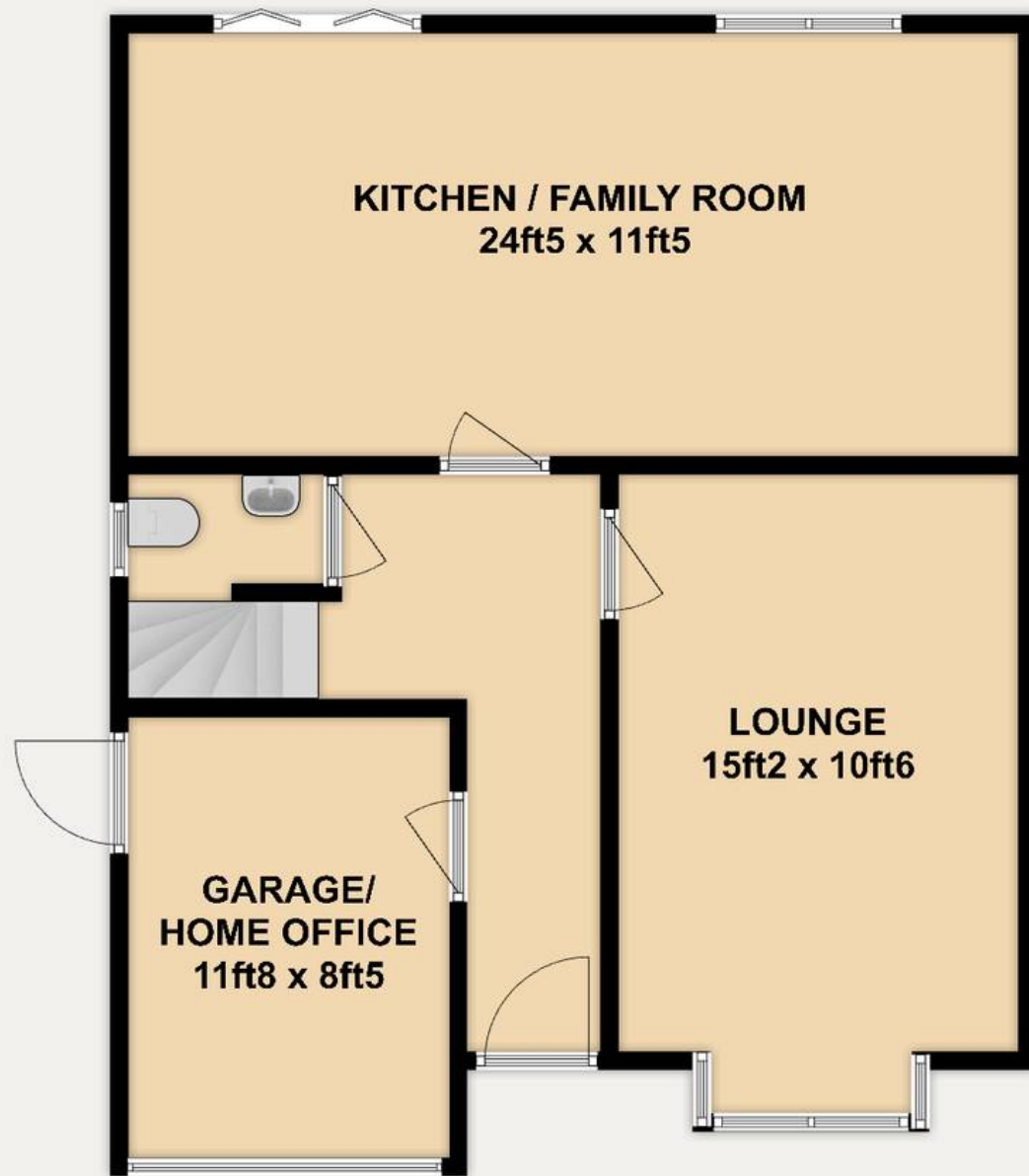
A large driveway accessed via a timber gate offering parking for circa 6 vehicles

Garage

The current garage is used as a storage area accessed via an up and over door, a stud wall has been placed in partition, this can easily be reverted back into a full garage









SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing please contact:

Nicky Swain

t: 07926 488 158

e: nicky@swainhennesseyestateagents.co.uk

Amy Hennessey

t: 07926 488 158

e: amy@swainhennesseyestateagents.co.uk

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk