

Hallfield Drive, Elton CH2 4PD



Welcome to

Hallfield Drive, Elton

Swetenhams is delighted to offer this three bedroom semi-detached home which provides ideal accommodation for the family being situated on a generous plot providing parking, garage and gardens to front and rear.













Entrance

Front entrance door to Hall with ceramic floor, radiator and staircase rising to 1st floor.

Lounge

16' to under stairs recess \times 15' 10" (4.88m to under stairs recess \times 4.83m)

Radiator laminate flooring, window to front. (Please note that the fireplace is not included in the sale).

Kitchen

15' 10" x 7' 10" (4.83m x 2.39m)

Fitted range of laminate fronted wall and base units with rolled edge work surfaces featuring stainless steel sink unit with further gas hob and cooker hood. Built in electric oven, concealed gas boiler, plumbing for washing machine. Window to rear and door to outside.

On The First Floor.

Staircase rises from hall to 1st floor landing with loft access and radiator.

Bedroom One

12' x 9' 5" (3.66m x 2.87m) Radiator, window to front.

Bedroom Two

11' 10" x 9' 5" (3.61m x 2.87m) Radiator, window to rear.

Bedroom Three

8' 9" x 6' 2" (2.67m x 1.88m) Radiator, window to front.

Bathroom

Presented with suite in white, comprising panel bath with wall mounted shower over, pedestal wash basin and low flush WC. Radiator, tiled floor and walls window to rear.

Outside

Front chipping forecourt with further shared driveway leading to single garage situated towards the rear of the plot. Rear garden enclosed for safety with patio adjacent to the house, artificial lawn and chipping borders promising ease of management.





Welcome to

Hallfield Drive, Elton

- Semi-Detached Home
- Three Bedroom Accommodation
- Fitted Kitchen
- 16" Reception Room
- Council Tax Band B

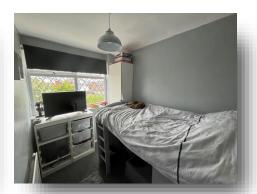
Tenure: Freehold EPC Rating: D

offers over

£160,000







Lawnswood Grove **Coogle** Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: FRM108893 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

and boundaries of the property and other important matters before exchange of contracts.



01928 732626



frodsham@swetenhams.co.uk



swetenhams

Froda House, 113 Main Street, FRODSHAM, Cheshire, WA6 7AB



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