



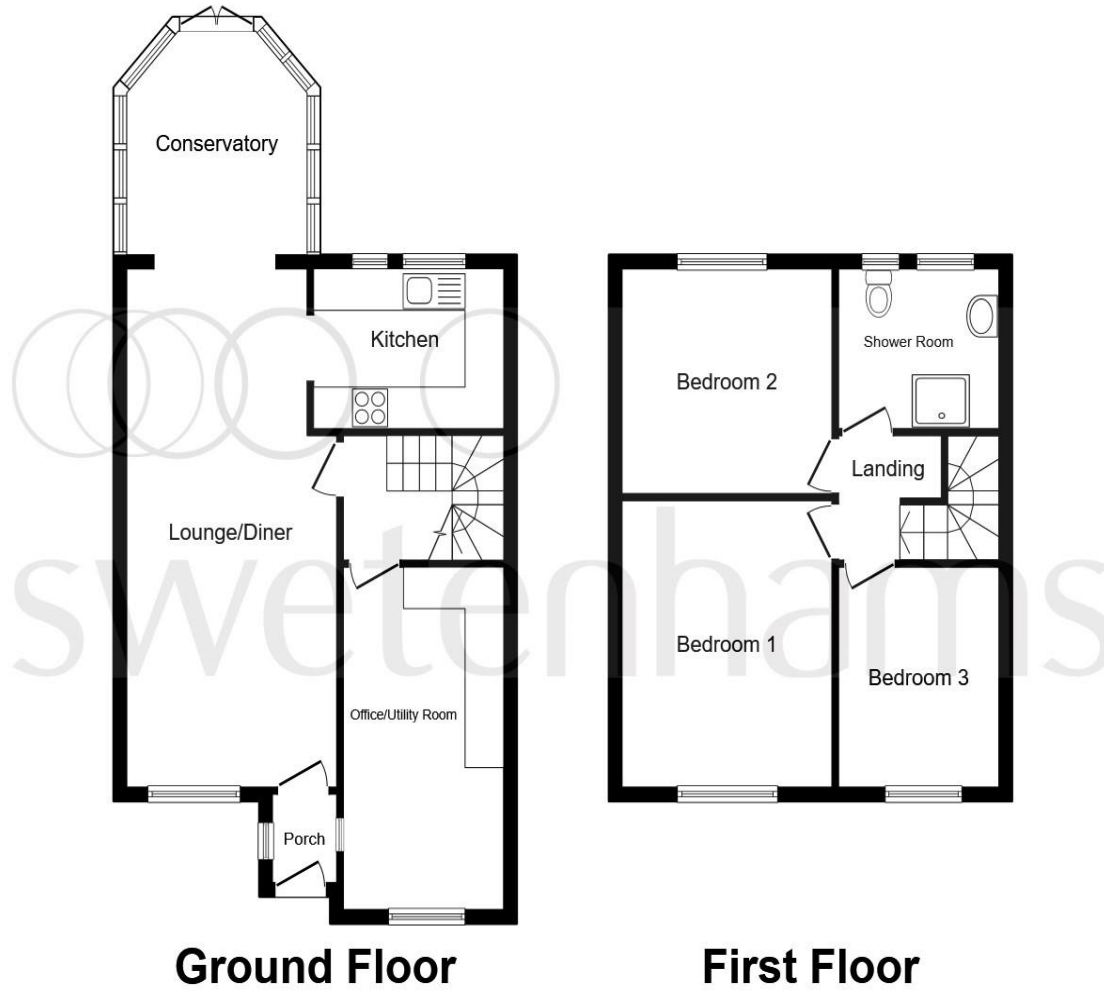
Alvanley View, Elton CH2 4QD

Welcome to

Alvanley View, Elton

Swetenhams is delighted to showcase this generously proportioned semi-detached home. The property being pleasingly positioned set back from the entrance to this residential cul-de-sac. Viewing will be essential for the presentation as well as the scope of accommodation to be fully assessed,





Ground Floor

First Floor

Entrance

Main Reception Room

24' 8" x 10' 8" to recess (7.52m x 3.25m to recess)

Conservatory

11' 7" max to recess x 9' 1" (3.53m max to recess x 2.77m)

Kitchen

9' 4" x 7' 6" (2.84m x 2.29m)

Inner Hall

Converted Garage

16' x 7' 11" (4.88m x 2.41m)

On The First Floor

Bedroom One

13' 7" x 10' 9" (4.14m x 3.28m)

Bedroom Two

10' 10" to recess x 10' 9" (3.30m to recess x 3.28m)

Bedroom Three

10' 6" x 7' 11" (3.20m x 2.41m)

Shower Room

Outside

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Alvanley View, Elton

- Semi Detached Family home
- Three Bedroom accommodation
- Spacious and well appointed
- 24' through reception room
- Council Tax Band B

Tenure: Freehold EPC Rating: Awaited

£200,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM108848



Property Ref:
FRM108848 - 0002

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 guidance 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.

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