



For Sale

£250,000



- Spacious Three Bedroom Semi-Detach
- Exceptional Standard of Living
- VIEWING HIGHLY RECOMMENDE
- Deceptively Spacious Throughout
- Ample Parking/Double Garage

- Two Separate Reception Rooms
- Modern Style Fitted Kitchen
- Downstairs Large Cloakroom/Utility
- Generous Sized Plot
- Early Inspection Is Strongly Advised

**Willow Grove
Elton, CH2 4PA**

Property Description

An early inspection is strongly recommended to appreciate this deceptively spacious and exceptionally well presented three bedroom semi-detached home which on arrival of the market appraisal appointment the agent thought it was detached. This most attractive home occupies a generous sized corner plot with block paved driveway providing ample parking and large detached double garage. The home offers the full benefits of gas fired central heating, double glazing, newly refurbished kitchen with breakfast bar incorporating built-in in oven and hob, newly refurbished bathroom , master bedroom having fitted wardrobes, two generous sized reception rooms with engineered oak flooring and one room having a log burner.

Location

Elton is situated 13km to the northeast of Chester between Helsby and Ellesmere Port making it a perfect location for the busy commuter wanting to gain access to all the major Towns and Cities. The area offers a small selection of convenience shops, village school, post office, community centre, pub.



Entrance Hall

Composite partly double glazed entrance door with double glazed side windows, column style radiator with cover.

Cloakroom/utility Room

Large cloakroom/utility with plumbing for washing machine and tumble dryer, underfloor heating, low level w.c with top flush, vanity wash hand basin with lever tap, three wall light points, velux double glazed window, double glazed window to the side elevation, Italian tiling to floor.

Lounge : 13.88' x 12.20' (4.23m x 3.72m)

Solid oak engineered flooring, french double glazed doors with double glazed windows either side leading to one garden area, coving to ceiling, vertical central heating radiator.

Kitchen : 17.22' x 9.12' (5.25m x 2.78m)

Measured maximum into width. Modern style fitted kitchen comprising of a range of eye level and base fitted units incorporating sink unit with drainer and swan style mixer tap, complimentary marble effect worktops, breakfast bar, built in Cooke & Lewis four ring gas hob with extractor fan above and Bush built in oven, plumbing for dishwasher, tiling to floor, double glazed window to the front elevation, fitted timber shelf, fitted desk station which could be used for additional work top space.

Family Room : 16.67' x 14.90' (5.08m x 4.54m)

Spacious reception room with feature log burner set on hearth, two double glazed windows, french double glazed doors to one of the garden areas with double glazed side windows, coving to ceiling, central heating radiator.

Landing

Coving to ceiling, double glazed window.

Bedroom 1 : 10.93' x 10.63' (3.33m x 3.24m)

Double glazed window to the side elevation, coving to ceiling, two wall light points, central heating radiator.

Bedroom 2 : 10.96' x 10.63' (3.34m x 3.24m)

Double glazed window to the side elevation, central heating radiator, coving to ceiling.

Bedroom 3

Coving to ceiling, central heating radiator, laminated wood effect flooring, double glazed window to the side elevation.

Bathroom

Fitted white bathroom suite comprising of panelled bath with fitted shower over and shower screen, vanity wash hand basin with lever tap, low level w.c, fully tiled to walls, extractor fan, double glazed window to the front elevation, concealed lighting, cupboard housing Vokera by Riello central heating boiler.

Externally

The property is approached via a block paved driveway providing ample parking with access to detached garage. The driveway is partly screened by timber fencing with decorative slate border. There are two garden areas with garden No. 1 being newly landscaped with extensive decking, Indian stone paving and turfed with a well-stocked borders and bedding boxes and the vendor has informed us the garden benefits from the sun from early morning to late afternoon, motion sensor external lighting, garden tap and there is external electricity supply. Garden No.2 is fully enclosed with extensive decking and patio area, border with established plants and trees and the vendor informs us the sun is shining from early afternoon until late evening. Greenhouse 8 x 6.

Double Garage : 20.21' x 19.36' (6.16m x 5.90m)

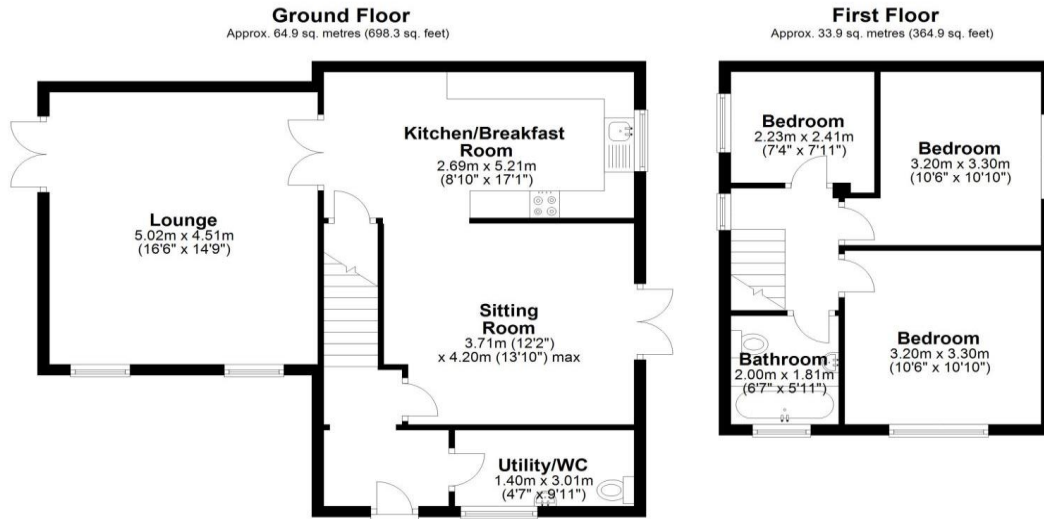
Large brick built garage with electric up and over doors, lighting, power and has large workstation and excellent storage.

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Total area: approx. 98.8 sq. metres (1063.1 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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