





Alvanley View, Elton Chester CH2 4QD

swetenhams

welcome to

Alvanley View, Elton Chester

The property is situated in the village of Elton, CH2, with very convenient access to Chester, Ellesmere Port, Cheshire Oaks and the wider North West motorway network. There are also local bus and rail connections, making the property well positioned for Chester, Ellesmere Port and the wider region.





Swetenhams are delighted to welcome to the market this beautifully presented and extensively improved 2-bedroom freehold home in Elton, Chester, offering modern, comfortable and low-maintenance living with excellent storage, outdoor space and transport connections.

The property has been renovated and improved to a high standard while being maintained as my own home. It is ready to move into without the immediate renovation work often required when purchasing an older property.

A considerable amount of work has been carried out to create a modern, comfortable and practical home requiring minimal immediate maintenance.

The rear garden has been redesigned to provide an attractive outdoor space for relaxing, entertaining or dining, with decking and integrated feature lighting.

The conservatory creates useful additional living space and works equally well as a dining room, home office, reading room or winter garden.

The boarded and insulated attic provides valuable storage space, while the garage offers further secure storage and is particularly suitable for anyone with a motorcycle, bicycles, outdoor equipment or tools.

The additional cameras and security system provide coverage to the front and rear of the property.

The village itself offers local everyday amenities including shops, Post Office, pharmacy and food outlets, together with Elton Primary School, children's facilities and local playgrounds.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Entrance Hall

Lounge/Diner
13' 10" x 12' 4" (4.22m x 3.76m)

Kitchen
9' 11" x 8' (3.02m x 2.44m)

Landing

Bedroom One
13' 9" x 11' 5" (4.19m x 3.48m)

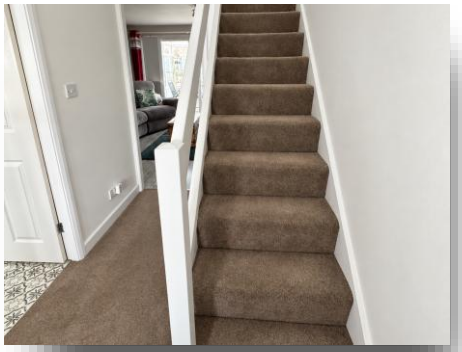
Bedroom Two
11' x 7' 7" (3.35m x 2.31m)

Bathroom
6' x 5' 5" (1.83m x 1.65m)

Rear Garden







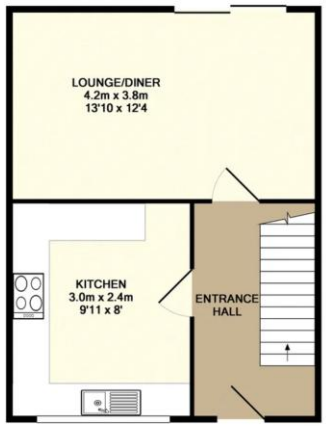
view this property online swetenhams.co.uk/Property/FRM109988

welcome to

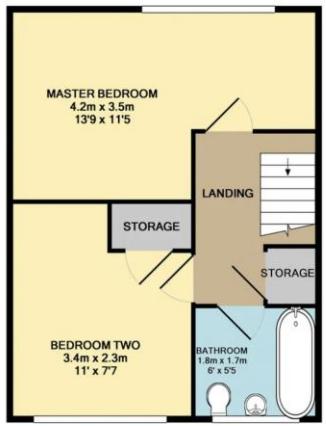
Alvanley View, Elton Chester

- 2 bedrooms, Modern bathroom with newly fitted eco shower and massage setting
- Modern fitted kitchen with remaining guarantee documentation
- Spacious and comfortable living room
- Conservatory / dining room / winter-garden space overlooking the rear garden
- Recently renovated, low-maintenance rear garden with decking and flash light (sensor)

Tenure: Freehold EPC Rating: D
Council Tax Band: A



GROUND FLOOR



1ST FLOOR









Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM109988

The Property Ombudsman

Property Ref:
FRM109988 - 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.

swetenhams

01928 732626

frodsham@swetenhams.co.uk

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

swetenhams.co.uk

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.