



**GASCOIGNE
HALMAN**

LAWNSWOOD GROVE, ELTON, A DETACHED HOUSE
IN A POPULAR CUL-DE-SAC LOCATION

THE AREAS LEADING ESTATE AGENT



LAWNSWOOD GROVE, ELTON, A DETACHED HOUSE IN A POPULAR CUL-DE-SAC LOCATION

Offers in excess of £230,000

A detached family home with well presented accommodation, extended to the rear, and with garage and a private rear garden.

Elton remains popular with families and couples alike due to the selection of good value homes, a thriving local community, busy parade of shops, popular primary school, village pub and excellent transport links.

This detached house offers an ideal opportunity for those seeking a home that is ready to move in to without the need for any major investment. The roof was replaced in 2024, a new shower room fitted and an en-suite has been created.





The accommodation includes an entrance hall, lounge, dining room, kitchen/breakfast room, three bedrooms, shower room and en-suite. There are double glazed windows and gas fired central heating is installed.

There is plenty of off road parking to the front, a side driveway and a brick built garage. The private, enclosed rear garden has low maintenance astro turf with raised borders and decking.

LOCATION

The property is situated in a popular residential cul-de-sac within a well established area of Elton. There is a parade of shops catering for many day to day needs plus a primary school and village pub. Helsby and Frodsham are both within easy reach offering a wide range of services plus the well regarded Helsby High School. The road, rail and motorway networks allow access to many parts of the North West with Chester, Liverpool, Warrington and Manchester all within daily travelling distance.

TENURE

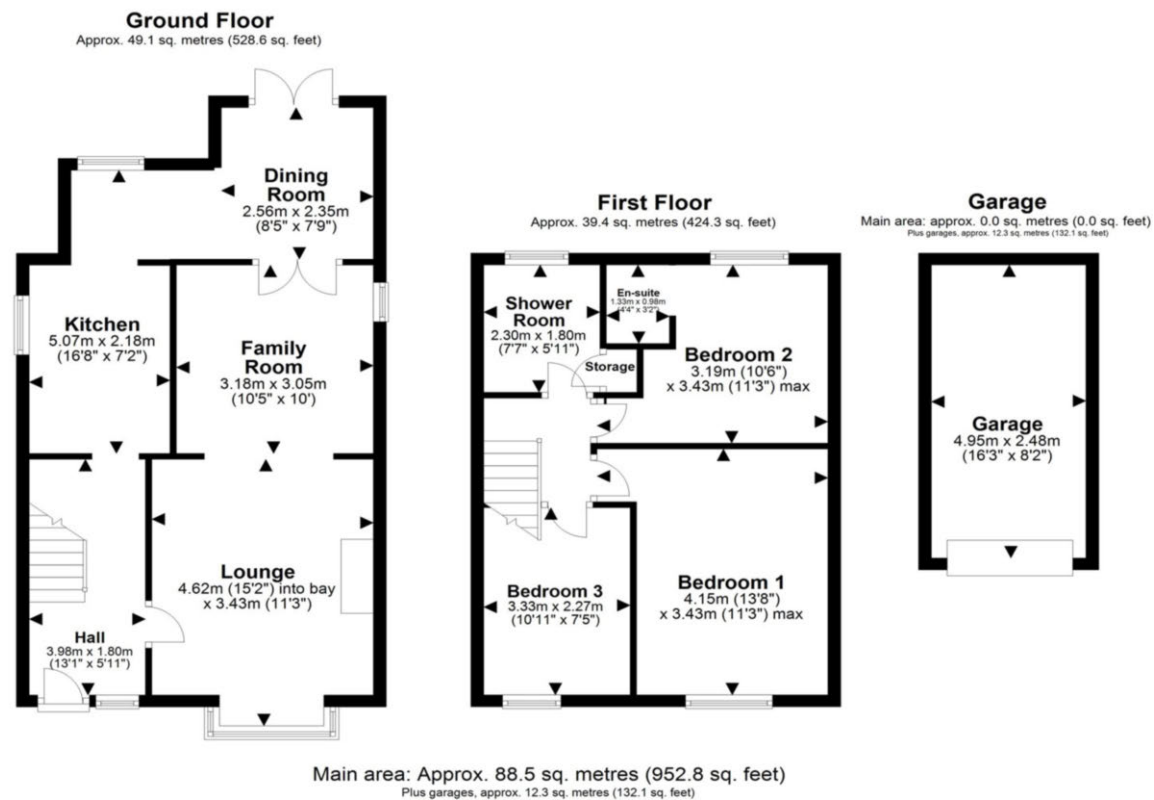
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current C



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