
HUNTERS®
HERE TO GET you THERE
10 Ryecroft, Elton, Chester, CH2 4LR

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Asking Price £180,000

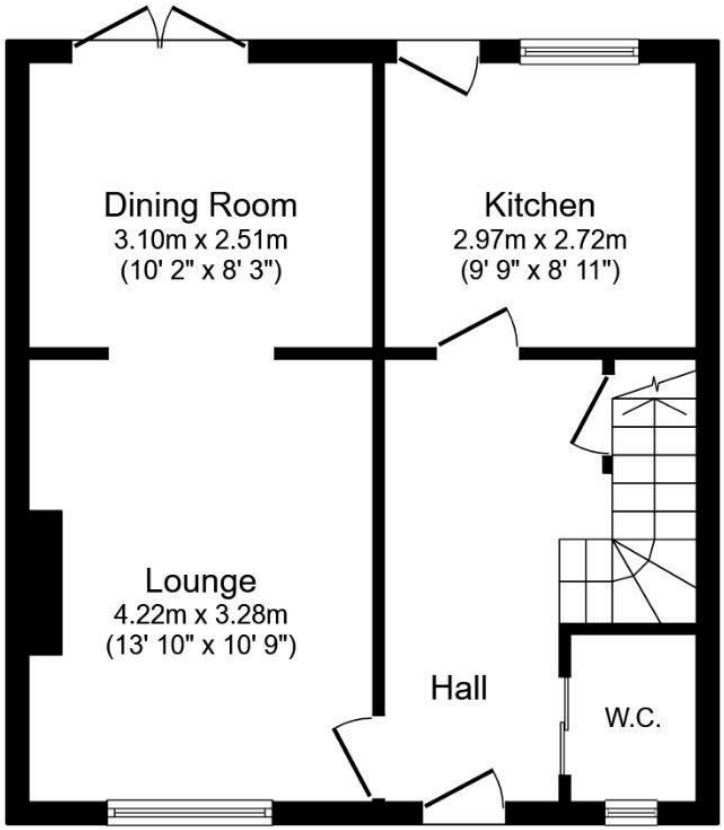
Ready for its new owner, we are pleased to offer this nicely presented, three bedroom semi-detached home. The well-proportioned accommodation is ready for some TLC and general upgrading but is a property that could be lived in and enjoyed.

This established development forms part of the popular residential area of Elton and offers a range of local shops, public houses and excellent commuter links to Chester, Ellesmere Port and Manchester.

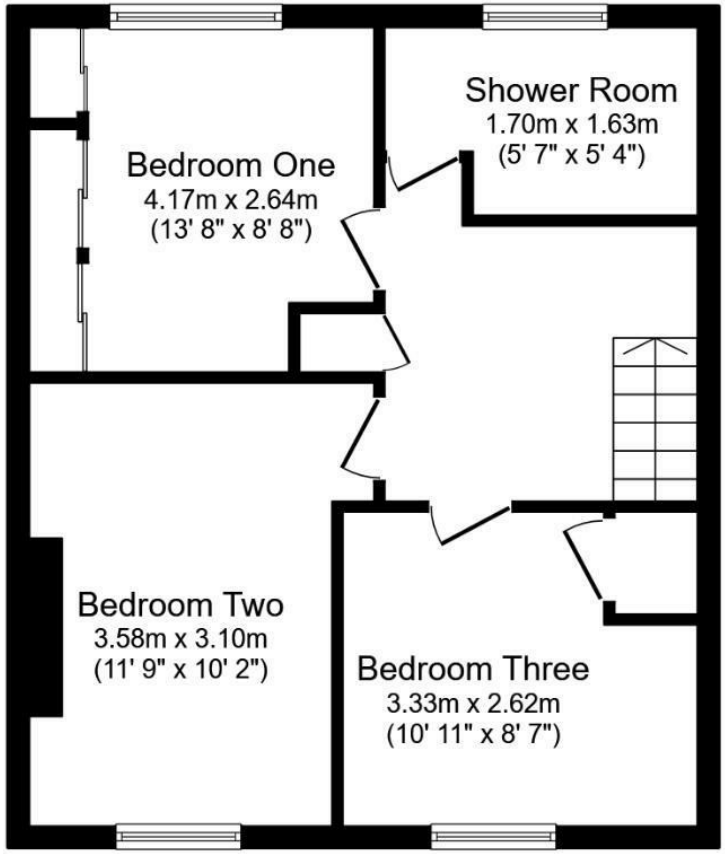
This true home deserves an early viewing and should be booked now to avoid disappointment.

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Ground Floor



First Floor

Total floor area: 92.8 sq.m. (999 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Entrance Hall
Under stairs cupboard, central heating radiator, stairs to first floor.

Cloakroom
Low-level WC, wash hand basin, double glazed window to front elevation.

Lounge
13'10" x 10'9"
Centrally positioned fire surround with integrated electric fire creating the focal point of this room. Large double glazed window to front elevation allowing significant light into the room, central heating radiator. Archway leads through to:-

Dining Room
10'2" x 8'3"
French doors to rear garden, central heating radiator.

Kitchen
9'9" x 8'11"
A traditional kitchen that remains totally functional and presentable, however, this area could be one for modernisation. Currently there is a selection of wall and base units, stainless steel sink unit, plumbing for automatic washing machine, electric cooker recess, fridge freezer recess, tiled floor, double glazed window to rear elevation and part glazed door leading to the rear garden.

First Floor
Inspection hatch, store cupboard, double glazed window to side elevation.

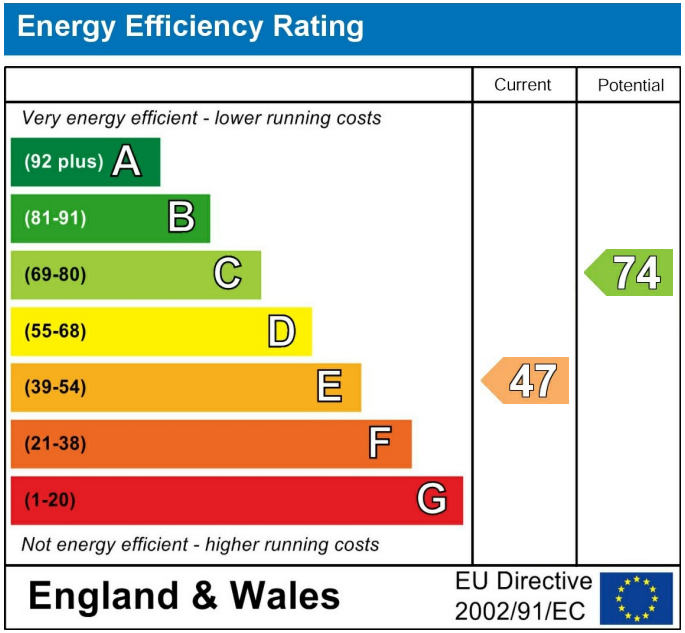
Bedroom One
13'8" x 8'8"
Loft hatch, double glazed window to front elevation, central heating radiator.

Bedroom Two
11'9" x 10'2"
Fitted wardrobes, double glazed window to rear elevation, central heating radiator.

Bedroom Three
10'11" x 8'7" reducing to 5'7"
'L' shaped bedroom which offers more space than initially anticipated, store cupboard/wardrobe, double glazed window to front elevation, central heating radiator.

Bathroom
5'7" x 5'4" max
A former bathroom that has been converted to a modern shower room, large full width shower cubicle, vanity unit with insect sink, low-level WC, ladder towel rail, double glazed window.

Outside
To the front is a brick style driveway and lawned area. To the rear the garden is enclosed and offers a shaped lawn, patio and well stopped borders with mature shrubs. Part of the garden has been taken to create a garden store area. The remaining garage (17'7" x 8'1") can still accommodate a car.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


































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