



**GASCOIGNE
HALMAN**

MULBERRY CLOSE, ELTON, CHESTER

THE AREAS LEADING ESTATE AGENT



MULBERRY CLOSE, ELTON, CHESTER

Offers Over £155,000

Does the perfect starter home exist? If it does, this lovely mid terraced house must be a contender for such an accolade. It is presented in lovely condition throughout and ready for new owners to enjoy from day one.

The bright and freshly decorated interior includes a welcoming hallway with wall panels and tiled floor.

The smart modern kitchen has fitted cabinets and oak work tops plus built in oven, hob and extractor. There is a spacious living room and access via patio doors to a conservatory that is currently used as a dining room.





DESCRIPTION

On the first floor are two bedrooms with the larger bedroom having fitted wardrobes. The bathroom has been re-fitted in recent years with a modern suite. Gas fired central heating is installed and the windows are double glazed.

The rear garden enjoys a south facing aspect and features a patio, lawn and a new garden shed. There are two allocated car parking spaces to the side and spaces for visitors.

LOCATION

The house occupies a great position, set in a residential cul-de-sac on the edge of this popular development known as Greenacres. There are a mixture of detached, semi-detached and terraced homes and the area remains popular with couples and families alike. The village of Elton has a good selection of local shops, primary school and two pubs whilst Helsby and Cheshire Oaks are within a few minutes drive with a very wide range of shops and services. The road and motorway networks allow good access to many parts of the North West.

TENURE

Freehold.

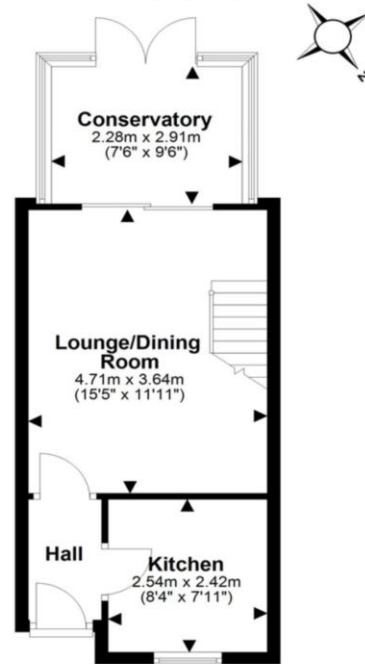
COUNCIL TAX

Band A. Cheshire West & Chester.

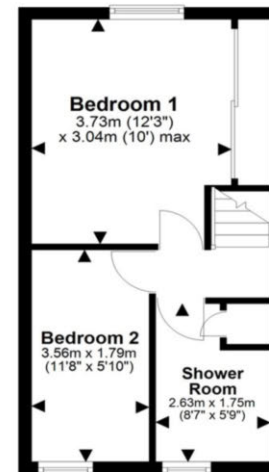
EPC RATING

Awaited.

Ground Floor
Approx. 33.0 sq. metres (355.4 sq. feet)



First Floor
Approx. 26.8 sq. metres (288.8 sq. feet)



Total area: approx. 59.8 sq. metres (644.2 sq. feet)

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