



# **GASCOIGNE HALMAN**

34 MIMOSA CLOSE, ELTON, CHESTER

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THE AREAS LEADING ESTATE AGENT



## 34 MIMOSA CLOSE, ELTON, CHESTER

**£235,000**

**A stylish, modern townhouse with spacious, versatile accommodation arranged over three floors, set in a sought after area of Elton.**

Modern family life means we need more flexibility in our homes than ever. This property provides options for the rooms to be configured to suit a variety of needs with ample space for larger families and home working. It is arranged over three floors with the ground floor offering an entrance hallway with cloakroom/WC and a spacious open plan kitchen/dining room. The garage was converted many years ago and this creates a useful extra living room or potential bedroom.





## DESCRIPTION

The lounge is on the first floor with doors opening with a Juliette balcony. There is a bedroom and a bathroom also on the first floor. The second floor features a spacious main bedroom with en-suite shower room and a second double bedroom. There are double glazed windows and a gas fired central heating system is installed. There is driveway parking to the front and an enclosed rear garden with patio area and lawn.

## LOCATION

The property is situated in a popular residential cul-de-sac on the edge of Elton. The village offers a selection of local shops catering for many day to day needs and there is a village primary school and 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

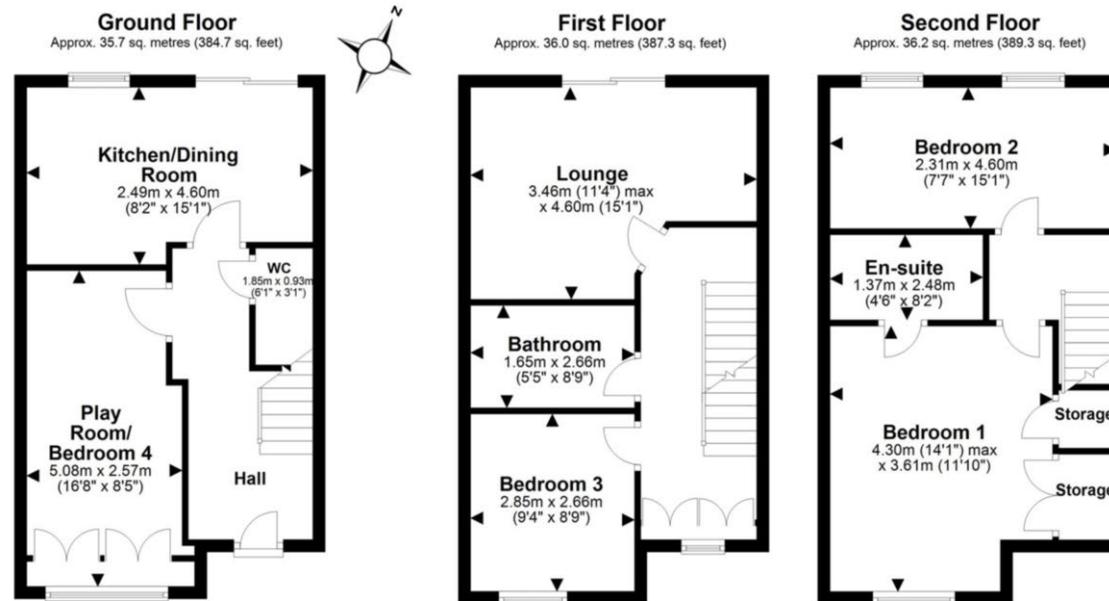
Freehold.

## COUNCIL TAX

Band C. Cheshire West & Chester.

## EPC REGISTER

Awaited.



Total area: approx. 107.9 sq. metres (1161.2 sq. feet)

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