



Forlaine Ince Lane, Elton
Chester

Offers in Region of £425,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Forlaine Ince Lane

Elton, Chester

A large detached family home offering spacious and flexible accommodation extending to an impressive 2200 square feet (203 square metres) with a separate studio/annex to the rear.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Individual Detached Family Home
- Substantial and Impressive Accommodation
- Extends to Almost 2200 Square Feet (203 Sq M)
- Four Double Bedrooms and Three Bathrooms
- Separate Annex/Studio At Rear



Forlaine Ince Lane

Elton, Chester

A large, detached family home offering spacious and flexible accommodation, extending to an impressive 2200 square feet (203 square metres) with a separate studio/annex to the rear.

The property was built in the 1970's using quality materials and to an appealing design. It is set back from the road with plenty of parking/turning space. Upon entering the property, the porch provides useful storage/utility space and double doors open to the spacious entrance hall. This elegant and spacious reception area features tiled flooring that extends throughout the ground floor. A staircase rises to an open gallery landing and a cloakroom leads off the hall.

The primary living room is a space of excellent proportions, benefiting from natural light that floods in through a bay window to the front and wide patio doors that open to a large conservatory.

Flowing seamlessly from the lounge, double doors open to a dining room that also has patio doors opening to the conservatory making the combined space perfect for family gatherings and entertaining. Its proximity to the kitchen makes it highly functional and for a purchaser with an ambitious vision, there is clear potential to integrate the kitchen, dining room, and conservatory into a single, expansive open-plan living area.



Forlaine Ince Lane

Elton, Chester

The ground floor continues to impress with a versatile additional reception room. Outside is a separate detached building, formerly the garage, that is converted for use as a studio/annex with a shower room. This could be used as a fifth bedroom or a study/office that provides a quiet and professional environment for those working from home.

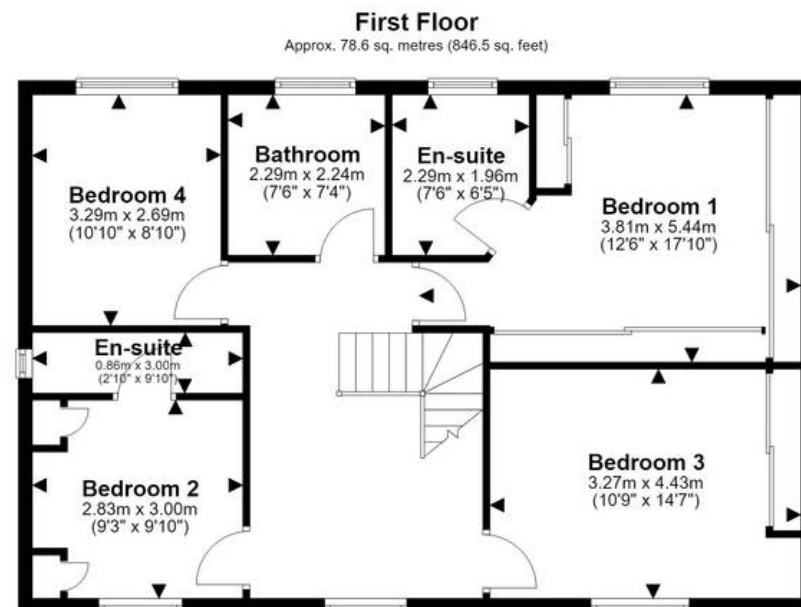
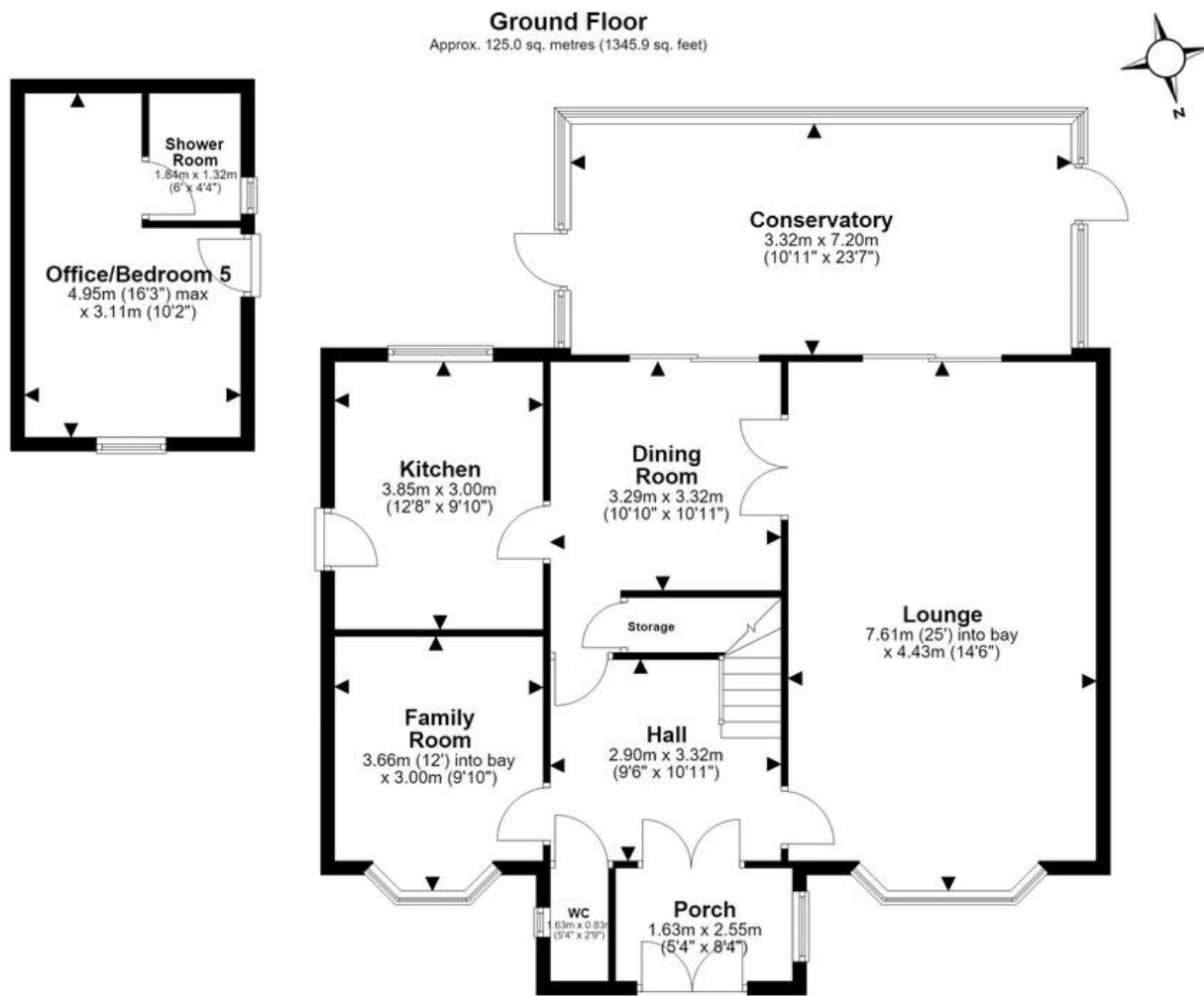
On the first floor, the property provides four double bedrooms, each with fitted wardrobes. There are three bathrooms, two being en-suite. Double glazed windows are fitted throughout and gas fired central heating is installed.

There is ample driveway parking to the front and low maintenance gardens.

LOCATION

The property is located on the edge of Elton, close to the village conservation area. There is a parade of shops catering for many day to day needs plus a primary school and a popular pub. Helsby and Frodsham are both within easy reach offering a wide range of services plus the well regarded Helsby High School. Chester is approximately 10 miles and Cheshire Oaks retail park is only 4 miles away with a wide range of shops and leisure facilities. 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.





Total area: approx. 203.7 sq. metres (2192.4 sq. feet)



THE AREA'S LEADING ESTATE AGENCY