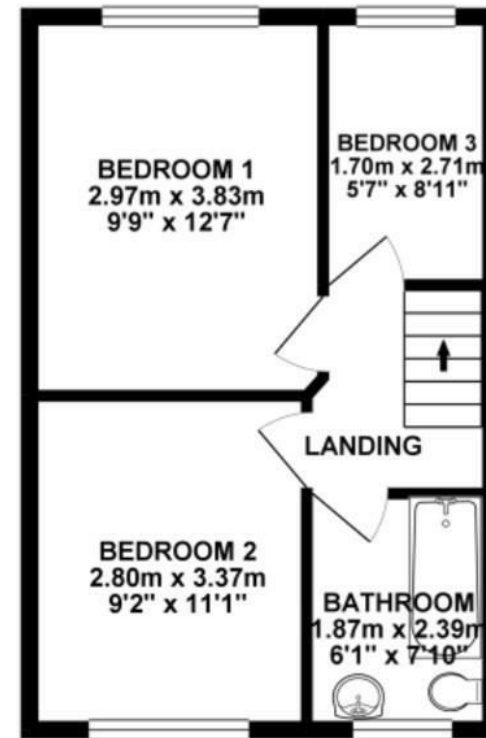


GROUND FLOOR 41.78 sq. m.  
( 449.69 sq. ft. )



1ST FLOOR 33.62 sq. m.  
( 361.87 sq. ft. )



TOTAL FLOOR AREA : 75.40 sq. m. ( 811.56 sq. ft. ) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

This spacious three bedroom semi detached house is situated within a quiet cul-de-sac and benefits from low maintenance gardens, upvc double glazing, a conservatory and garage.

Located within walking distance of amenities and offered for sale with no onward chain.

### FULL DESCRIPTION

Situated within a quiet cul-de-sac location within the popular village of Elton, is this three bedroom semi detached family home.

The property is well presented throughout and briefly comprises, entrance hallway, a living room, kitchen/dining room and conservatory with glass roof. To the first floor is a recently fitted bathroom and three bedrooms.

Outside, both gardens have been designed for ease of maintenance, there is a driveway with parking for three cars and a garage.

Within Elton village there is a selection of shops including a Spar and a Pharmacy, as well as two public houses which are all within just a short walk away. For those who commute regularly, the M56 within easy reach, allowing access across the North West and North Wales. Chester approx. 9miles, Manchester approx. 33 miles and Liverpool approx. 18 miles.

### ENTRANCE HALLWAY

Having a upvc double glazed entrance door with glazed panel, tiled flooring, alarm panel, wall mounted electric heater and a staircase rising to the first floor.



### LIVING ROOM

With a front aspect upvc double glazed window, under stair storage cupboard, television point, coved ceiling and a wall mounted electric heater.



### KITCHEN & DINING ROOM

Fitted with a range of wall and base level units with complementary work surface over. Integrated electric oven and grill with four ring halogen hob with extractor over. Integrated fridge, space and plumbing for a washing machine and dishwasher. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splashback and tiled flooring. Space for dining room table, upvc double glazed window and wall mounted electric heater.



### CONSERVATORY

A versatile room which is of upvc construction with a glass roof. Having a tiled floor and upvc double glazed door opening to the rear garden.



### FIRST FLOOR LANDING

With doors to the bedrooms and bathroom.

### BEDROOM ONE

A double bedroom with front aspect upvc double glazed window and wall mounted electric heater.



### BEDROOM TWO

A double bedroom with a upvc double glazed window overlooking the rear garden and a wall mounted electric heater.



### BEDROOM THREE

With a front aspect upvc double glazed window.



### BATHROOM

A recently fitted bathroom suite which comprises; a P-shaped bath with glazed shower screen and wall mounted shower, a low level wc and wash hand basin with vanity cupboard below. With tiled walls and floor, recessed spot lights, extractor fan, upvc double glazed window and heated towel rail.



### OUTSIDE

The property is approached over a driveway which provides off road parking for up to three vehicles and leads to the garage. The adjacent garden is low maintenance and is predominantly crushed slate with a planted border. To the rear is an enclosed garden which has also been designed for ease of maintenance with a pebbled seating area and raised flower beds. A timber gate provides access to the driveway and garage.



### GARAGE

With an up and over garage door, power and lighting.