



THE PADDOCK, ELTON

£180,000

- THREE BEDROOM FAMILY HOME
- GARAGE
- DRIVEWAY PARKING
- SOUTH FACING GARDEN
- FITTED WARDROBES
- NO ONWARD CHAIN

DWELL

THE PADDOCK, ELTON

3
BED

1
BATH

2
RECEPTION

Located in the sought-after village of Elton, this well-presented three-bedroom semi-detached family home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers and families.

Upon entering, you are welcomed by a bright entrance hall leading into a spacious living room, flooded with natural light thanks to an impressive floor-to-ceiling window, creating a warm and inviting space to relax. To the rear, the property features a well-designed U-shaped kitchen offering ample worktop and storage space, complete with a freestanding cooker and designated spaces for a washing machine and fridge. There is also plenty of room for dining, with sliding patio doors opening directly onto the garden, perfect for indoor-outdoor living.

To the first floor, the property offers three bedrooms. The main bedroom benefits from fitted wardrobes, while the second bedroom is also a generous double, again with fitted storage. The third bedroom provides flexibility as a single bedroom, nursery, or ideal home office. A modern three-piece family bathroom serves all rooms.

Externally, the property boasts a south-facing rear garden, featuring a patio seating area leading onto a well-maintained lawn-ideal for entertaining or enjoying sunny days. To the front, there is

driveway parking along with access to a link-detached garage with an up-and-over door.

Elton is a popular semi-rural village offering a peaceful setting while remaining conveniently located for commuters. The area benefits from a range of local amenities including shops, pubs, and well-regarded schools. There are excellent transport links nearby, with easy access to Chester city centre, the M56 motorway network, and surrounding business hubs. The village is also close to open countryside and scenic walking routes, making it ideal for those who enjoy outdoor living.



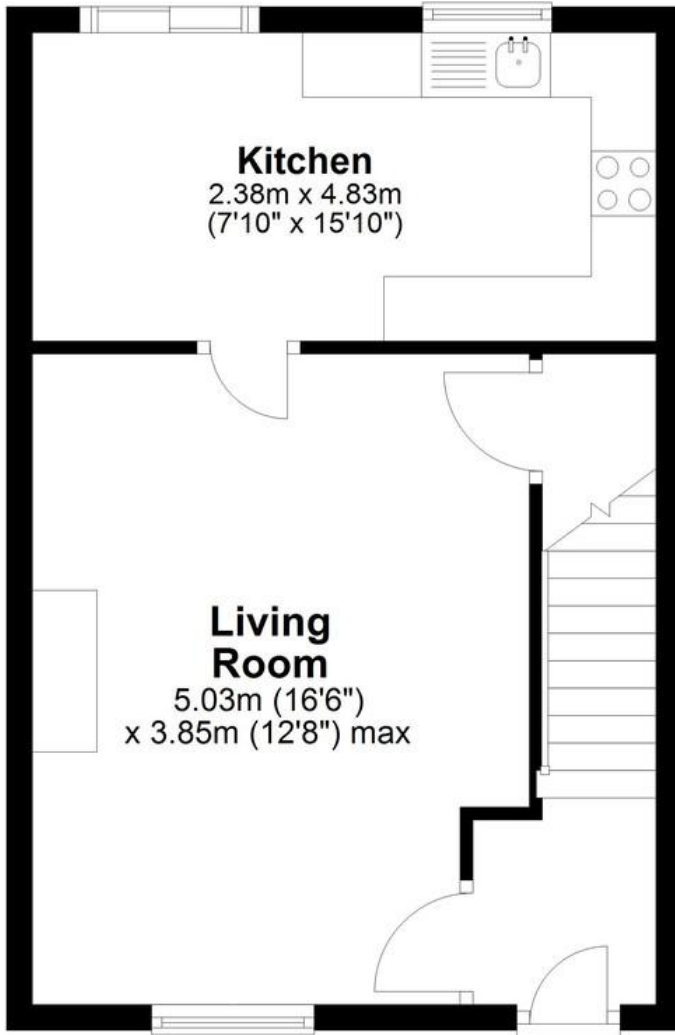


DWELL
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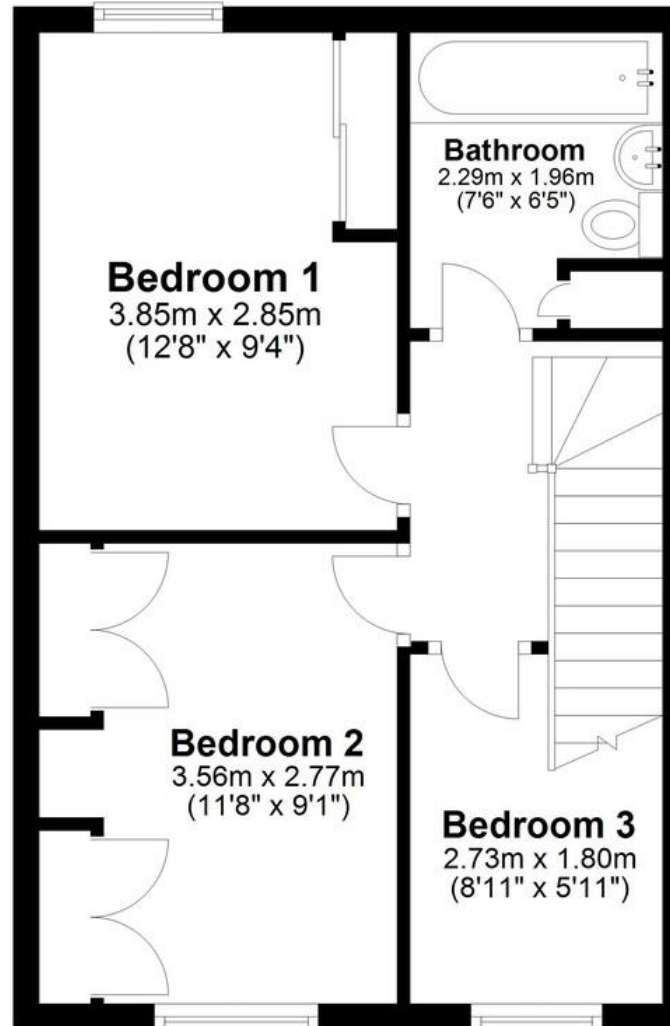


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 780 sq ft / 72 sq m

COUNCIL TAX

Band B

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		85
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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