



**GASCOIGNE  
HALMAN**

FLUIN LANE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





| A SUBSTANTIAL DETACHED HOUSE IN A PRIME LOCATION

## FLUIN LANE, FRODSHAM

**£550,000**

An substantial late Victorian family home offering very spacious accommodation, set within a much sought after residential position, within easy reach of the centre of Frodsham and local amenities.







The accommodation retains character features such as high ceilings and cornices, panelled interior doors and original staircase. Great potential exists for further updating and modernisation allowing the buyer the opportunity to inject their own taste and personality on the property. The overall accommodation extends to almost 2200 sq ft (203 sq m). The ground floor offers an enclosed porch, hallway with cloakroom/WC, spacious lounge, separate dining room, kitchen/breakfast room and utility room. At first floor level, there are four good sized bedrooms, a study, bathroom and separate WC. There are double glazed windows and a gas fired central heating system is installed. A two car tandem garage is located at the rear with access and driveway parking from Lime Avenue. Gardens extend to three sides with the house standing elevated from Fluin Lane with sandstone retaining walls. The larger area of garden lies to the rear and enjoys a Westerly aspect. There is a central lawn with well established borders. Well stocked ornamental gardens lie to the side and front.

#### LOCATION

Fluin Lane is an address well known for the range of quality, individual family homes and is one of the most sought after addresses in Frodsham. The location allows convenient access on foot to the centre of Frodsham and a wide range of local facilities but the mature setting and gardens give the area natural feel. The area offers good schools for children of all ages and good recreational facilities are available locally. Frodsham sits adjacent to some of the finest open countryside in Cheshire with Delamere Forest only a few minutes away by car whilst the road, rail and motorway networks allow excellent commuter access to many parts of the North West. Chester, Warrington, Liverpool and Manchester are all within daily travelling distance.

#### DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152, and follow onto Red Lane. Turn left onto Fluin Lane and the property will be seen on the left hand side, on the corner of Fluin Lane and Lime Avenue.

#### EPC RATING

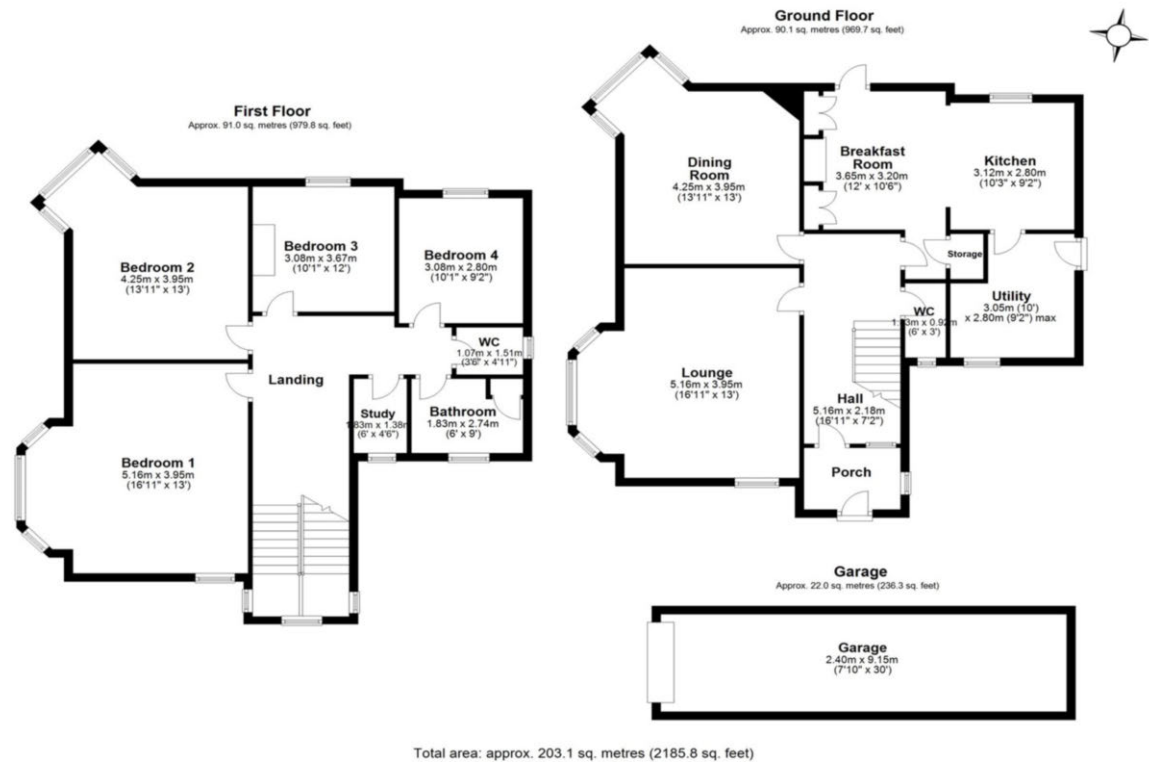
Awaited

#### COUNCIL TAX

Band G. Cheshire West & Chester

#### TENURE

The property is leasehold for the remainder of an initial 999 year term from March 1897. Ground rent of £8 per year is payable.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## FRODSHAM OFFICE

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