



**GASCOIGNE  
HALMAN**

BRIDGE LANE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



| A DETACHED FAMILY HOME SET IN LARGE, MATURE GARDENS

## BRIDGE LANE, FRODSHAM

£635,000

**A unique detached bungalow in a very secluded position with beautiful mature gardens extending to just under half an acre.**

This exceptional one off property was built in the early 1970's for the then owners by a reputable local builder. It has changed hands only twice since then and it's easy to understand why it's owners choose to stay.

The location is wonderful. It is tucked away, just off Bridge Lane, within walking distance of the centre of Frodsham and local amenities yet it is almost hidden from view. It is set well back from the road, in partially walled gardens extending to 0.41 acres.

The gardens are a delight and provide year round colour and enjoyment. There are lawns packed with spring bulbs, flower beds and borders featuring a wide selection of specimen shrubs, flowering plants and trees.

The garden is enclosed on all sides and enjoys a high degree of privacy and seclusion. A wide terrace wraps around the rear of the house taking full advantage of the South facing aspect and creating an ideal outdoor entertaining area.





Internally, the property is immaculately presented throughout. The accommodation layout is oriented so that the gardens can be viewed from all rooms and the configuration is adaptable to suit a variety of needs.

The rooms are all good sized with high ceilings and large picture windows creating a feeling of light and space. There is an entrance hallway, large lounge, dining room, fitted kitchen and a utility room. All bedrooms are double sized and there can be three or four bedrooms depending on the buyers requirements. There are two bathrooms, one being en-suite to the main bedroom. The property has double glazed windows, gas fired central heating and solar PV panels leading to lower energy bills and a valuable annual rebate under the feed in tariff.

The bungalow is slightly elevated and has a large double garage set beneath with excellent storage areas and a gardeners WC.

### **LOCATION**

The location of the property is great, offering seclusion and privacy whilst being just a few minutes walk from the centre of Frodsham. There is a wide range of local services and amenities close by including popular schools for children of all age groups. Recreational facilities and open countryside are nearby with some lovely walks along The River Weaver and Sandstone Trail. Delamere Forest is a few minutes away by car or bike. The road, rail and motorway networks allow access for commuters to the regions commercial centres.

### **TENURE**

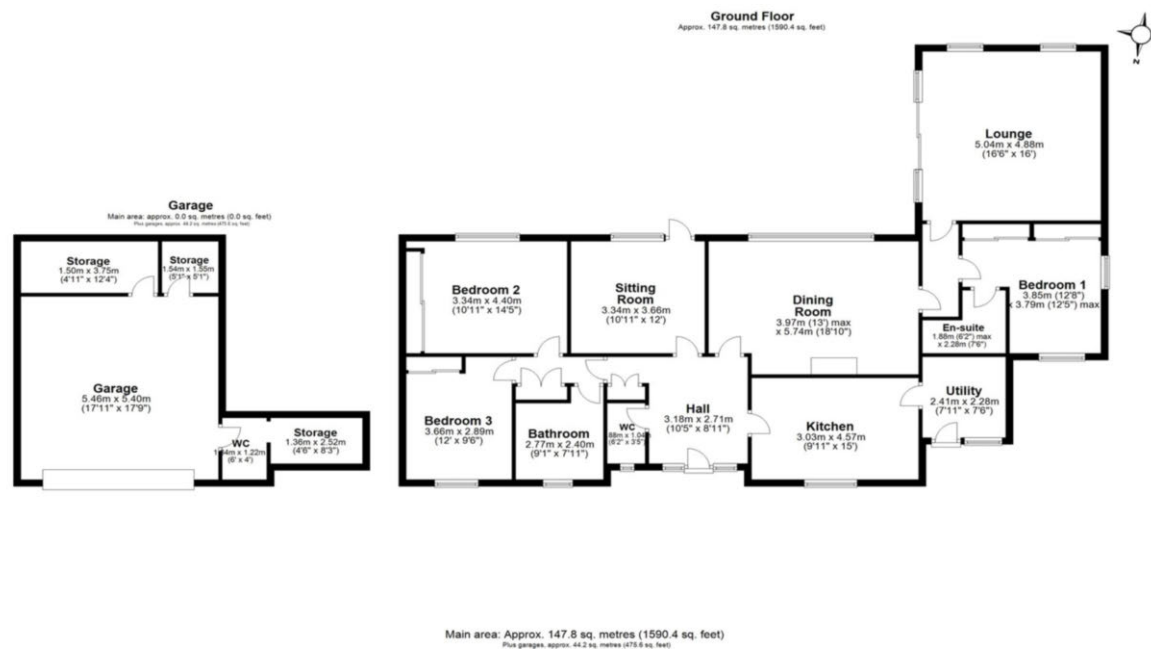
Freehold

### **COUNCIL TAX**

Band F. Cheshire West & Chester.

### **EPC RATING**

Current E



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## FRODSHAM OFFICE

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