



**GASCOIGNE  
HALMAN**

MANLEY COMMON, MANLEY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## MANLEY COMMON, MANLEY, FRODSHAM

**£420,000**

A link detached bungalow in a superb rural setting, enjoying a secluded position at the end of a private drive, surrounded by open countryside and close to Delemere Forest.





The property offers spacious and well-presented accommodation that will appeal to couples and families alike with a yearning for a rural lifestyle and a love of the great outdoors. The accommodation layout is designed for ease of living with a welcoming entrance hallway leading to a light and airy living room. This large room has a full width glass wall with doors opening onto a terrace that creates an additional living space for use in warmer weather and helps to bring the outdoors in. The kitchen is fitted with a range of natural oak units with polished granite worktops with a built in ceramic hob, extractor hood, built in oven, fridge/freezer and dishwasher. There are three good sized bedrooms, a modern bathroom and separate WC. The property has double glazed windows and an oil fired central heating/hot water system is installed. There is an attached garage with remote controlled door and there is extensive driveway parking. The large rear garden backs onto farmland and has a large lawn and a productive vegetable patch all enclosed with well established hedges.

#### LOCATION

The property is situated within Manley Common, a small collection of individual homes set in a superb rural position. The location offers seclusion and privacy without the feeling of isolation. The property is just over 4 miles from the centre of Frodsham which has a wide Main Street where a historic market is held each Thursday. The town has a good selection of national and independent retail shops together with a number of popular bars, restaurants and coffee shops. There are good schools in the area including the well regarded Manley village primary school and nursery and the property is within the catchment of Helsby High School.

There is easy access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways and travel to London from nearby Runcorn station is less than two hours away. The village of Mouldsworth is only a mile away and offers a country pub and rail station with services running between Chester and Manchester. Frodsham also has a rail station with services to Chester and Manchester Piccadilly.

Leisure attractions include several golf courses at Frodsham, Helsby, and Delamere. Some great walking is on the doorstep along the Sandstone Trail and in Delamere Forest.

#### DIRECTIONS

From the centre of Frodsham proceed up Church Street (B5152) and follow onto Red Lane then Vicarage Lane. Turn right onto Manley Road and continue for approximately 2 miles. Turn left at the 'T' junction onto Manley Road (B5393). At the crossroads turn left onto New Pale Road. After approximately 3/4 mile turn left at Manley Common. The driveway leading to the property is on right.

#### TENURE

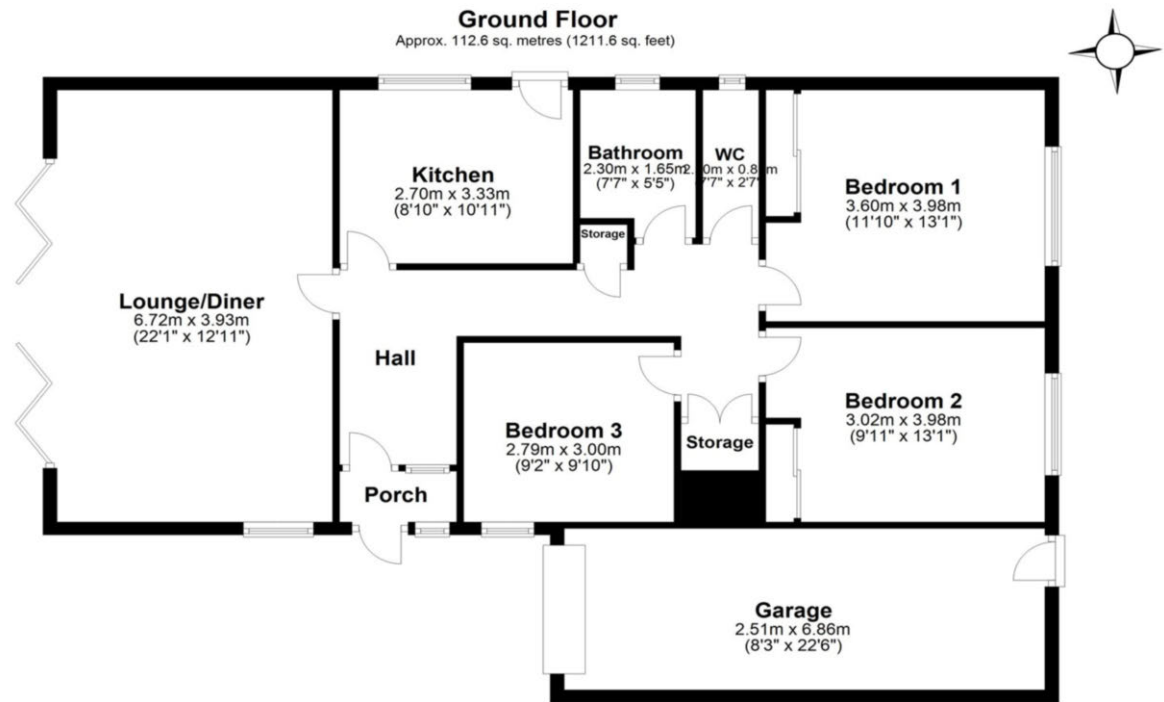
Freehold

#### COUNCIL TAX

Band F. Cheshire West & Chester

#### EPC RATING

Current F



Total area: approx. 112.6 sq. metres (1211.6 sq. feet)

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