



**GASCOIGNE
HALMAN**

NETHERTON DRIVE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A SUPERBLY PRESENTED DETACHED FAMILY HOME IN 0.2 ACRE GARDEN

NETHERTON DRIVE, FRODSHAM

£675,000

An impressive, extended five bedroom detached house set in a private 0.2 acre plot, in a premier residential position, within walking distance of the centre of Frodsham, with stunning gardens.

Impeccably presented throughout and with many high quality elements, this detached family home combines space, practicality and offers well balanced, flexible accommodation.

The present owners have enjoyed the house for many years and have consistently invested both inside and outside to create a superb family home.

On the ground floor, there are three separate living rooms plus a large conservatory making it ideal for family life.

The hub of the home is the large kitchen/breakfast room that is fitted with extensive storage cabinets in a smart modern gloss white finish with granite worktops. In addition, there is a large utility room and cloakroom/WC.





Superior Detached Family Home

Prime Location Adjacent to Castle Park

Detached Double Garage and Extensive Parking

Spacious and Flexible Accommodation

Three Separate Living Rooms and Conservatory

Large Kitchen/Breakfast Room

Secluded 0.2 Acres Gardens

Impeccably Presented Throughout

NETHERTON DRIVE, FRODSHAM

The first floor offers five really good sized double bedrooms and two bathrooms, one of which is en-suite. The house has double glazed windows and a gas fired central heating system is installed.

A double garage is positioned to the side of the house, there is also extensive driveway parking for multiple vehicles.

The plot is the biggest on the road and extends to just over 0.20 acres. The gardens lie to the rear and side, enjoy a high level of privacy and are filled with plants and flowers bringing colour and interest throughout the year. Our clients passion for gardening is clearly evident. They have created different areas with each displaying individual character and charm. A large central lawn has established borders featuring a wide selection of specimen trees and shrubs including Acer and fruit trees.

There are also patio and decked seating areas to take advantage of both the privacy and the sunny West facing aspect.

LOCATION

The house is situated within what is undeniably one of the most sought after residential positions in Frodsham. It is just off Howey Lane and is a leafy mature setting occupying the area between Castle Park, the recently restored Victorian gardens, mansion house, and Frodsham Hill.







There are beautiful woodland walks and access to The Sandstone Trail is close by. The centre of Frodsham is also within a few minutes walk through the park with a wide and varied range of shops and services. There are good schools in the area and all types of recreational facilities can be found locally. The road, rail and motorway networks allow easy access to many areas of the North West. Chester, Warrington, Liverpool and Manchester all within daily commuting distance. International airports at Liverpool and Manchester are within 20 and 30 minutes drive respectively.

DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56, and follow into Chester Road. Follow the road past the entrance to Castle Park and proceed until turning next left onto Howey Lane. Netherton Drive is the first turning on the left.

TENURE

Freehold

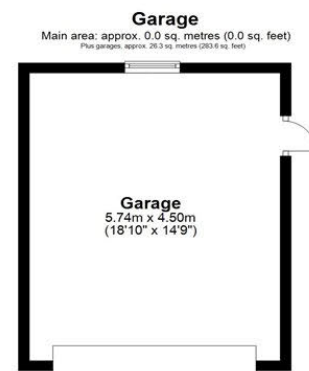
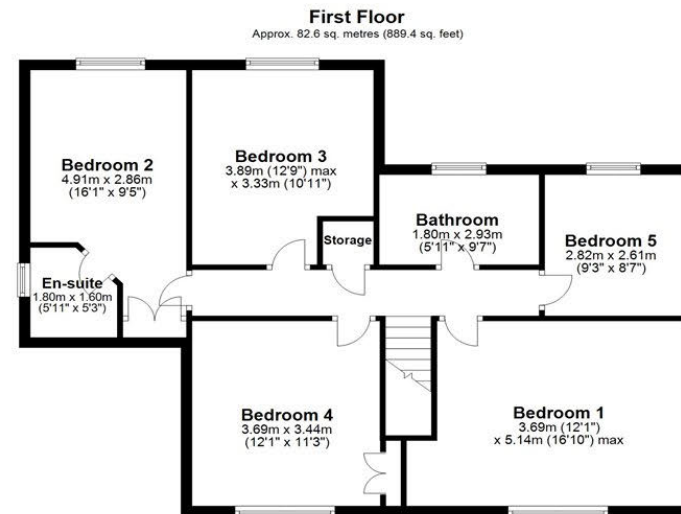
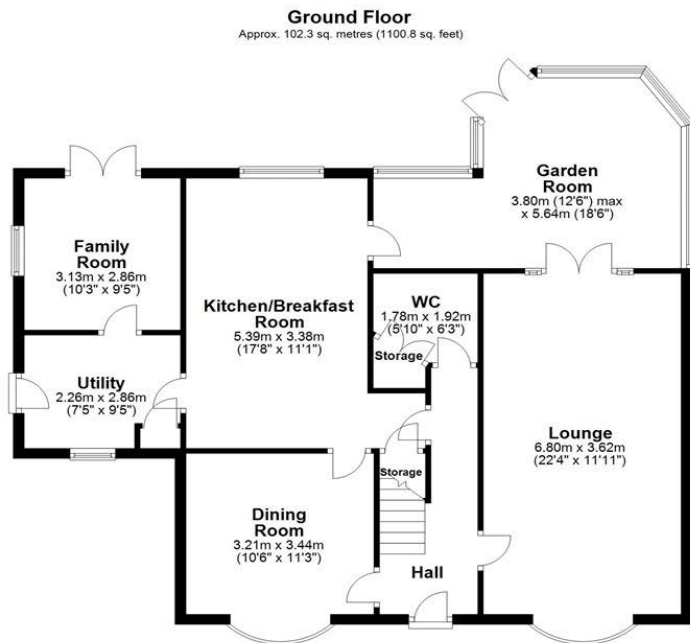
COUNCIL TAX

Band F. Cheshire West & Chester

EPC RATING

Awaited





Main area: Approx. 184.9 sq. metres (1990.2 sq. feet)
Plus garages: approx. 26.3 sq. metres (283.6 sq. feet)

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