



**GASCOIGNE  
HALMAN**

CONISTON DRIVE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



| A DETACHED DORMER BUNGALOW IN A POPULAR LOCATION

## CONISTON DRIVE, FRODSHAM

**£315,000**

**A detached dormer bungalow offering spacious, versatile accommodation situated within a sought after residential area, close to Manor House Primary School.**

This detached dormer bungalow has been in the same ownership since it was built in 1961 which speaks volumes for what a great house and location this is.

The layout has been extended and adapted over the years and it now extends to over 1300 sq ft (122 sq m) and provides tremendous flexibility.

Potential exists for updating and modernisation which is reflected in the competitive asking price.





There is a spacious hallway/dining room and a separate lounge. The kitchen is at the rear with a range of fitted units. Two double bedrooms are located on the ground floor together with a shower/wet room.

There are two first floor areas, each approached over a separate staircase. This layout provides two first floor double bedrooms and a large bathroom. There are double glazed windows throughout and a gas fired central heating system is installed.

There is an integral garage and driveway parking to the front. The lovely rear garden includes paved areas, a lawn and well established borders. There is also a useful brick built garden store.

#### **LOCATION**

The property is situated within a well regarded area of Frodsham, part of an established residential development of similar detached family homes known locally as The Lakes Estate. The property is within a short walk of open countryside where some great walks can be enjoyed and it is also within catchment and walking distance of the popular Manor House Primary School. The centre of Frodsham is also within walking distance with a wide range of shops and services. The road, rail and motorway networks allow daily commuter access to many parts of the North West.

#### **DIRECTIONS**

From the centre of Frodsham, proceed up Church Street, B5152, and follow into Red Lane. Continue to the top of the hill before turning left onto Townfield Lane. Follow until bearing left onto Grasmere Road. Turn third right onto Keswick Drive. Turn left onto Coniston Drive. The property is on the right hand side.

#### **TENURE**

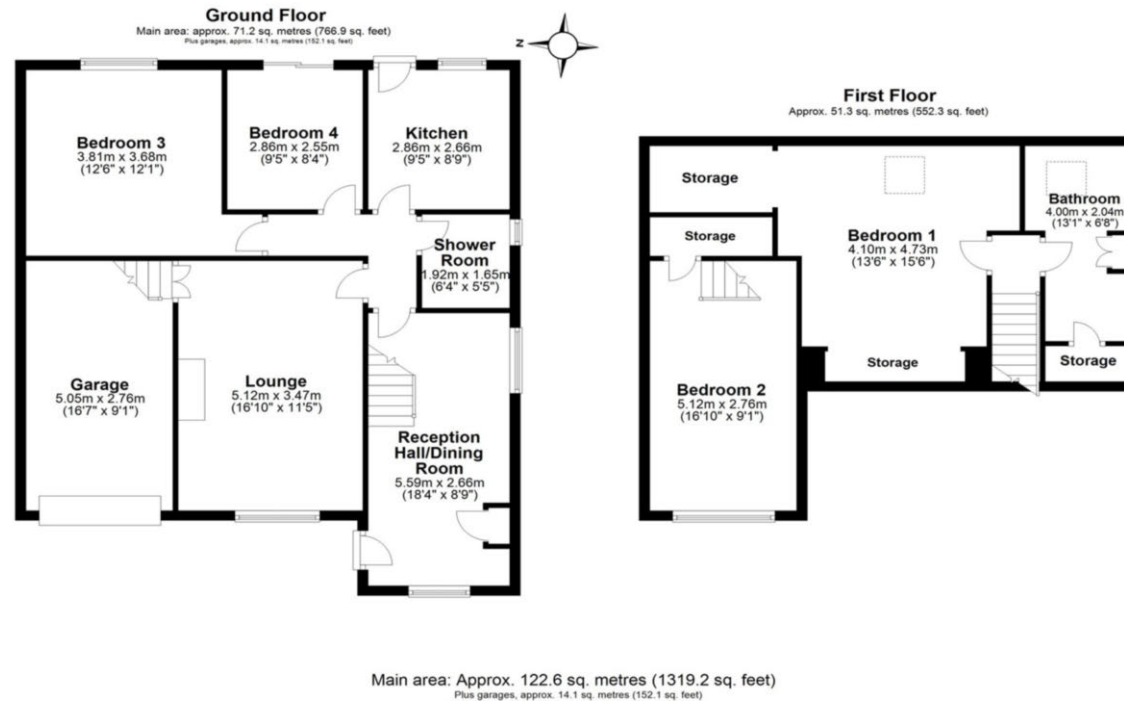
The property is leasehold. The lease runs for 999 years from 29 September 1961 so approximately 937 years remain. Ground rent of £12 per year is payable.

#### **COUNCIL TAX**

Band E, Cheshire West & Chester.

#### **EPC RATING**

Current D



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## FRODSHAM OFFICE

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