



**GASCOIGNE
HALMAN**

THE HURST, KINGSLEY, A SEMI-DETACHED HOUSE
WITH GREAT POTENTIAL FOR UPDATING

THE AREAS LEADING ESTATE AGENT



THE HURST, KINGSLEY, A SEMI-DETACHED HOUSE WITH GREAT POTENTIAL FOR UPDATING

£265,000

An appealing 1930's built semi detached family home set within a most sought after area of Kingsley village. The property is offered for sale with no onward chain and at a price to allow for investment to realise it's full potential. This is a great opportunity for the buyer to inject their own style and taste.





The property has well proportioned rooms retaining a character feel. There is a spacious lounge, open plan kitchen/dining room, rear hall/utility area and a ground floor bathroom. The first floor offers three good sized bedrooms. Double glazed windows are fitted throughout and a gas fired central heating system is installed.

The house stands back from the road and has ample driveway parking plus a front garden. The rear garden is on two levels and commands views over the village. It has a patio area with a lower section laid to lawn.

LOCATION

Kingsley is a very popular rural village with a thriving community and a range of local facilities. The Hurst is a mature and well established area, bordering open countryside set amidst other quality individual homes and a local Church. The village offers two popular primary schools in addition to a village store, village pub, doctors surgery and Churches. The village is surrounded by open countryside and Delamere Forest is close by. The road, rail and motorway networks allow access to the regions commercial centres.

DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152, and follow onto Red Lane/Vicarage Lane and onto Kingsley Road. Follow the road past Lady Heyes Park and turn next left onto Hollow Lane. Follow into Kingsley Village and shortly after passing the Co-op Store, turn right onto The Brow. Follow the road, passing The Red Bull pub and then turn first left onto The Hurst. Proceed up the hill and turn left at the top. The property is on the left hand side.

TENURE

Freehold

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current E



Total area: approx. 94.7 sq. metres (1019.6 sq. feet)

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