



**GASCOIGNE
HALMAN**

ARDERN LEA, ALVANLEY

THE AREAS LEADING ESTATE AGENT



| A SUBSTANTIAL DETACHED FAMILY HOME IN A SOUGHT AFTER RURAL VILLAGE LOCATION

ARDERN LEA, ALVANLEY

£575,000

A substantial and impressive detached family home set in a much sought after rural village location offering sympathetically extended accommodation, double garage and a private rear garden.

Arden Lea is collection of 30 detached family homes that change hands very rarely. This bears testament to the popularity and appeal of the locality and the homes themselves. It is also interesting to note that there are only a couple of houses in the road that have not been extended over the years by their owners.

This particular house offers impressive, spacious accommodation extending to 1933 sq ft (almost 180 sq m). The ground floor has excellent and adaptable accommodation with large reception rooms including two interconnected rooms and a central kitchen/breakfast room.





ARDERN LEA, ALVANLEY, FRODSHAM

Substantial Detached Family Home

Sought After Rural Village Location

Surrounded By Open Countryside

Adaptable and Flexible
Accommodation

Extends to 1933 SQ FT - 179 SQ M

Up To Five Bedrooms and Two
Bathrooms

Three Reception Rooms

Large Kitchen/Breakfast Room

Utility Room

Double Garage and Ample Parking

Close to Popular Village School



ARDERN LEA, ALVANLEY

The first floor includes up to five bedrooms and two bathroom with scope to use one of the rooms as a study or dressing room. The two bathrooms are both recently re-fitted and the entire houses has been maintained to a good standard throughout. There is some scope for new owners to continue to invest and to make it their own.

There are double glazed windows and a gas fired central heating system is installed. The house has a wide frontage with ample driveway parking and a substantial double garage with electrically operated door.

The private rear garden is easy to manage and includes a patio area, lawn and well established hedges.

LOCATION

Alvanley is a small rural village surrounded by beautiful open countryside. It is a peaceful location but also enjoys convenient access to a range of local facilities, good schools and excellent transport links. The village has a popular primary school, a gastropub, a thriving cricket club and some excellent country walks on the doorstep with The Sandstone Trail passing nearby. Delamare Forest is within a few minutes by car or bike. Helsby High School is approximately 1.5 miles away and there are local shops in Helsby including a Tesco supermarket. Frodsham is a few minutes away by car with a good selection of shops, bars and restaurants. Chester, Warrington, Liverpool







and Manchester are all within daily commuting distance whilst other parts of the North West and beyond can be reached via the road, rail and motorway networks.

DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56, and follow into Chester Road. Continue past the Netherton Hall public house before turning left onto Tarvin Road. Follow the road for approximately 2.5 miles until reaching Alvanley village. Ardern Lea is on the left hand side.

TENURE

Freehold

COUNCIL TAX

Band G. Cheshire West & Chester.

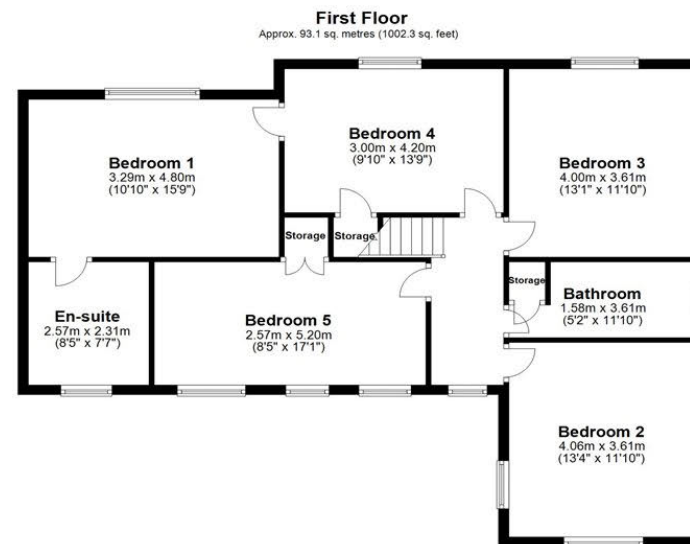
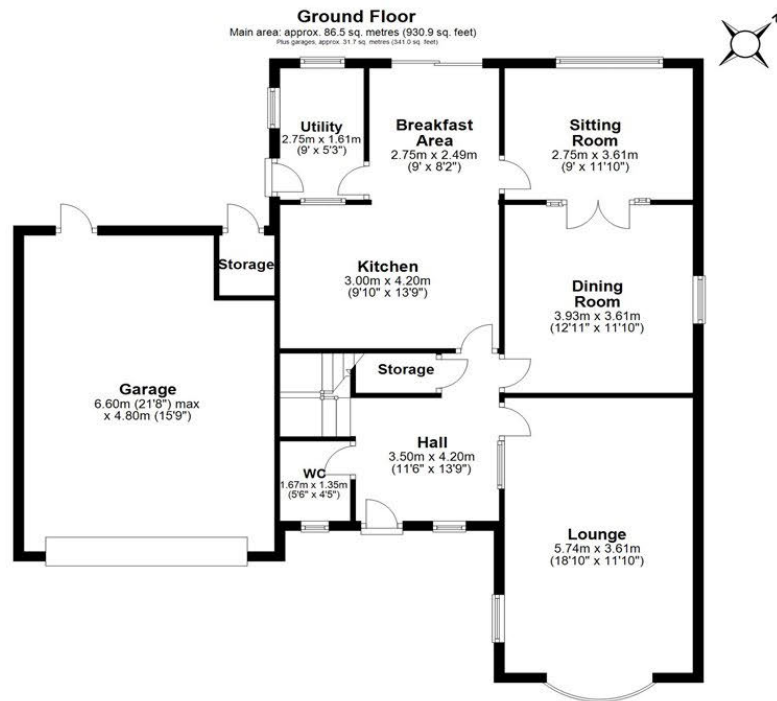
EPC RATING

Current C

SERVICES

All mains services are connected.





Main area: Approx. 179.6 sq. metres (1933.2 sq. feet)
Plus garages, approx. 31.7 sq. metres (341.0 sq. feet)

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