



**GASCOIGNE  
HALMAN**

THREE STACKS, HOWEY LANE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## THREE STACKS, HOWEY LANE, FRODSHAM

**Offers Over £650,000**

**The sale of this 1954 built detached house represents a fantastic and rare buying opportunity on one of the most sought after roads in Frodsham.**

The house stands in beautiful mature grounds extending to in 3/4 of an acre and offers extensive potential for improvement, updating and possible development, (STP).

Three Stacks is an individual detached family home built in 1954 and in the same ownership since 1979. The house is in need of complete modernisation but the combination of a large plot size and a prime location make this a really exciting opportunity.

A number of the other properties in the road have been transformed following substantial investment and imaginative renovation. There have also been a number of replacement dwellings and new builds and it might be that, subject to planning permission being obtained, a similar opportunity could exist here.







The house itself is a well built mature home offering accommodation extending to a little over 1600 sq ft, (153 sq m), excluding the garage. There are two separate living rooms plus a kitchen and home office. The first floor offers three good sized bedrooms plus a bathroom and separate WC.

The house is set back from Howey Lane with a large front garden and ample driveway parking. The entire plot is just under 0.75 of an acre and includes large areas laid to lawn with well established hedges, trees and shrubs.

All of the trees to the front of the house along Howey Lane are covered by a tree preservation order and the rear garden backs onto Castle Park Conservation Area.

All mains services are connected to the property.

#### **LOCATION**

Howey Lane is one of Frodsham's premier residential addresses where properties are in high demand and rarely become available. This particular property occupies a large plot and backs onto Castle Park. Many of the houses in the road have been subject to significant investment and development and accordingly, we consider that this property offers huge potential. The setting is mature and well wooded, occupying the area between the lower slopes of Frodsham Hill and the beautiful, restored Victorian gardens of Castle Park. The centre of Frodsham is within walking distance with a good selection of shops, cafes, bars and restaurants and there are good schools for children of all ages in the area. The road, rail and motorway networks allow access for the business commuter to many parts of the North West and beyond.

#### **DIRECTIONS**

From the centre of Frodsham, proceed along Main Street, A56, and follow into Chester Road. Follow for approximately 1 mile before turning left onto Howey Lane. The property is on the left hand side.

#### **TENURE**

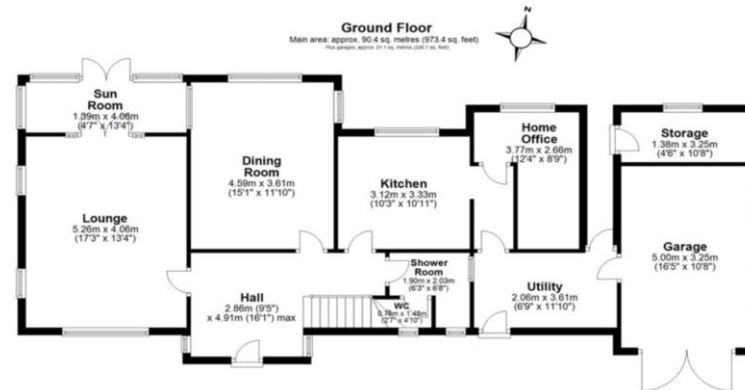
Freehold

#### **COUNCIL TAX**

Band G, Cheshire West & Chester.

#### **EPC RATING**

Current D.



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## FRODSHAM OFFICE

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