



GASCOIGNE HALMAN

HIGH STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A UNIQUE DETACHED HOUSE IN THE CENTRE OF FRODSHAM

HIGH STREET, FRODSHAM

£350,000

A unique detached house built in 1996, offering spacious and well planned accommodation set in the centre of Frodsham, within the High Street Conservation Area.

This is a deceptive property with well presented accommodation arranged over three floors extending to almost 1700 sq ft (158 sq m).

It was built using quality materials and with care and attention to detail throughout. Despite its relatively modern age, the house is stylish and has a character feel.

The ground floor opens with a spacious hallway with a cloakroom/WC. There is a good sized lounge and a large open plan kitchen/dining room. Quality cabinets are fitted with built in appliances, granite worktops and a Terracotta tiled floor. There is a utility cupboard with space for laundry appliances. The first floor offers two large double bedrooms and a bathroom whilst the main bedroom occupies the entire second floor with it's own en-suite shower room.





The house has double glazed windows and a gas fired central heating system is installed.

There is a private low maintenance garden to the rear with patio seating area and a natural sandstone backdrop. There is a secure side access pathway. Parking is available to the front.

LOCATION

The house is on High Street, in the centre of Frodsham. It is set slightly back from the road and the position means that you are merely a minute away from the vast range of delights Frodsham has to offer yet the proximity should not cause any significant noise disturbance. Castle Park is also within walking distance. This is an area of restored Victorian parkland with a magnificent mansion house which includes children's play area, sport facilities and ornamental gardens. A walk through the park gives access onto Frodsham Hill and onto The Sandstone Trail. The centre of Frodsham has an excellent selection of shops, recreational and leisure facilities. There are good schools in the area whilst the road, rail and motorway networks allow access to the many parts of the region. The train station is close by with regular direct services to Chester, Warrington, Liverpool and Manchester.

TENURE

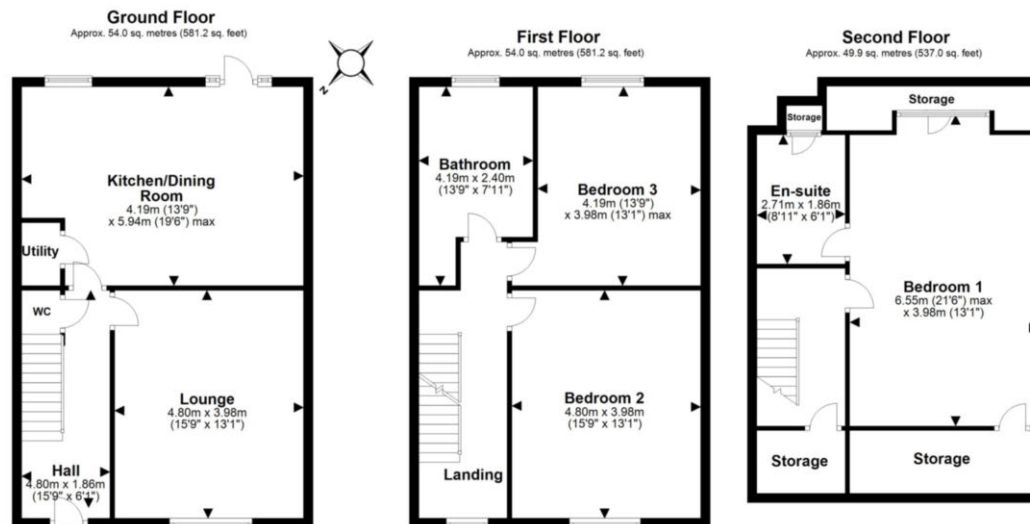
Freehold

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C



Total area: approx. 157.9 sq. metres (1699.4 sq. feet)

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