



**GASCOIGNE
HALMAN**

TOP ROAD, KINGSLEY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



TOP ROAD, KINGSLEY, FRODSHAM

£375,000

A mature semi-detached house situated on the edge of Kingsley village offering spacious accommodation, good sized gardens and an open rural view to the rear.

Comment from Andrew Hayes of Gascoigne Halman

This house offers a layout that can easily accommodate growing families but will be equally well suited to couples seeking a home to grow in to. The layout is configured with two separate living rooms - a lounge and playroom/study - and a good sized kitchen/dining room. There is a utility area and ground floor shower room.





Upstairs there are four really good sized bedrooms and a spacious family bathroom. Double glazed windows are fitted throughout and gas fired central heating is installed.

The house stands in a generous plot extending to approximately 1/10th of an acre. It stands back from Top Road with ample driveway parking and a mature garden. The private rear garden backs on to farmland and includes areas of lawn and patio.

LOCATION

Kingsley continues to grow in popularity and once you visit the village, its easy to see why. In terms of the choice of property, it really does offer something for everybody - old and young, couples and families alike. There is a sense of rural life with open countryside all around. This property is on the edge of the village with views over farmland to the rear. There is a thriving village community with a popular village primary school, village store/post office, chemist, two Churches and a village pub. The area is surrounded by open countryside and Delamere Forest is a few minutes away by car or bike. Frodsham and Northwich are nearby with a wide range of shops and services whilst the road, rail and motorway networks provide commuter access to many parts of the North West including Chester, Liverpool and Manchester.

TENURE

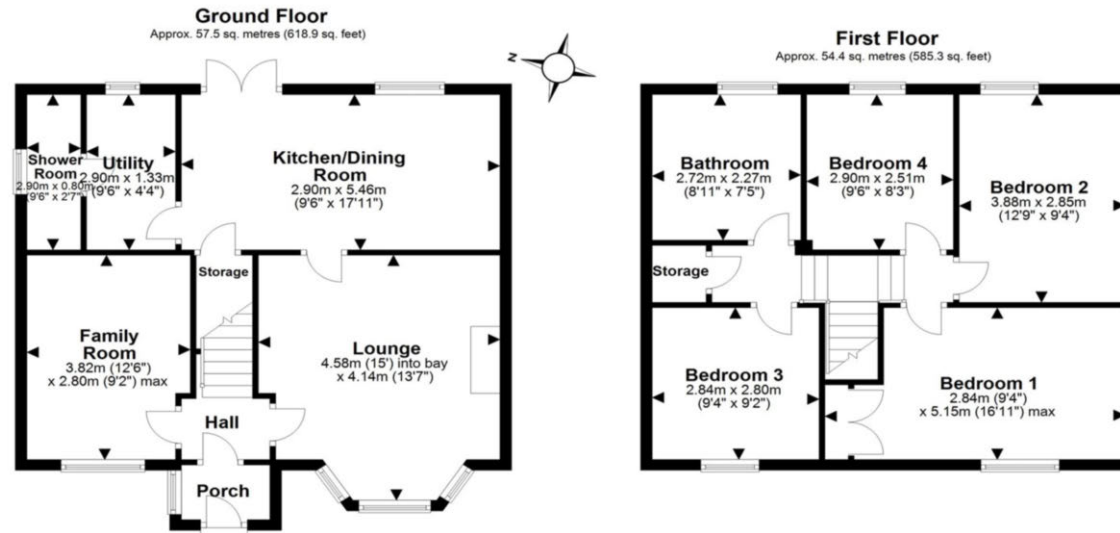
Freehold

COUNCIL TAX

Band D.

EPC RATING

Awaited.



Total area: approx. 111.9 sq. metres (1204.2 sq. feet)

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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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