



**GASCOIGNE
HALMAN**

WEAVER CRESCENT, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A MATURE SEMI DETACHED FAMILY HOME WITH WELL PRESENTED ACCOMMODATION

WEAVER CRESCENT, FRODSHAM

£240,000

Well built in the 1950's, this semi-detached family home will be an ideal first home. It offers well presented accommodation, a good sized garden and parking at the rear.

The house stands elevated from the road and has a good sized front garden.

Internally, the home begins with an entrance hall leading to a good sized lounge. A fitted log burning stove makes this a cosy room and double doors open to a spacious Kitchen/diner.

There are fitted modern units and built in appliances including a gas hob, extractor hood, built in oven, dishwasher, fridge/freezer and washing machine. Double doors open from the kitchen to an Indian stone paved patio area, perfect for outdoor entertaining.





The first floor has two double bedrooms and a third single bedroom. There are fitted wardrobes to the largest bedroom. The luxurious bathroom has a fitted suite with bath, separate shower, wash basin and WC complimented by quality wall and floor tiling. The house has double glazed windows and gas fired central heating is installed.

The rear garden is a good size, has areas of patio and lawn with well stocked raised borders. There is a brick built outbuilding offering useful storage. Double gates open and could provide off road parking if desired. There is vehicular access at the rear and parking available for a modest annual fee on council land at the rear.

LOCATION

The house is within a well established residential area, convenient for access to the centre of Frodsham. The town offers a wide range of shops and services plus popular cafes, bars and restaurants. An historic street market is held each Thursday. There are good schools in the area in addition to excellent recreational facilities. The road, rail and motorway networks allow daily commuter access to many parts of the North West.

TENURE

Freehold.

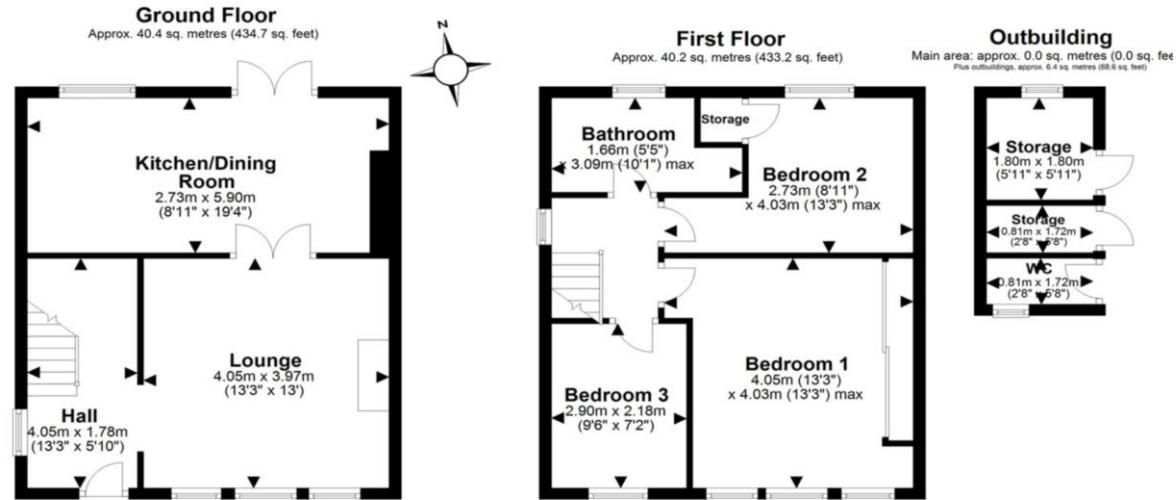
COUNCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Current D.





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