



**GASCOIGNE
HALMAN**

32 KINGSLEY ROAD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



32 KINGSLEY ROAD, FRODSHAM

£295,000

A character semi-detached property that has extensively renovated, refurbished and re-modelled over the past year.

Care has been taken to retain and enhance the character of the property where possible whilst creating a high quality, lower maintenance home with panoramic views to the front, lovely rear garden and off road parking.

Over the past year, the house has been subject to a back to bare brick refurbishment including an extension to the rear, complete internal re-fit, new windows, doors, kitchen and bathroom fittings, new floorings, electrical re-wire, new heating and plumbing systems, external landscaping and the creation of parking at the side.





The accommodation includes a lounge and an extended kitchen/dining room. The kitchen is newly fitted with a range of modern units and built in appliances. There are double doors opening to a rear courtyard area with steps leading to the garden beyond. The first floor offers two double bedrooms and a smart modern bathroom. There are double glazed windows and gas fired central heating is installed.

There is a graveled parking area to the side with space for two vehicles plus visitor. The garden extends to the rear of the house with lawn and a selection of trees.

LOCATION

The house enjoys a slightly elevated, non estate position on the edge of Frodsham. There are far reaching views to the front over open countryside and the Weaver Valley. The centre of Frodsham is under 2 miles away and there is a popular primary school and two pubs in nearby Overton. Frodsham offers a good selection of local independent stores, national retailers, cafes and bars. There are good schools for all age groups in the area and excellent sports and recreational facilities. The area is also ideally placed for access to the regions commercial centres with Chester, Liverpool, Warrington and Manchester all within daily commuting distance. Trains run from Runcorn to London Euston in under two hours and both Liverpool John Lennon and Manchester International Airport can be reached in less than 45 minutes.

TENURE

Freehold

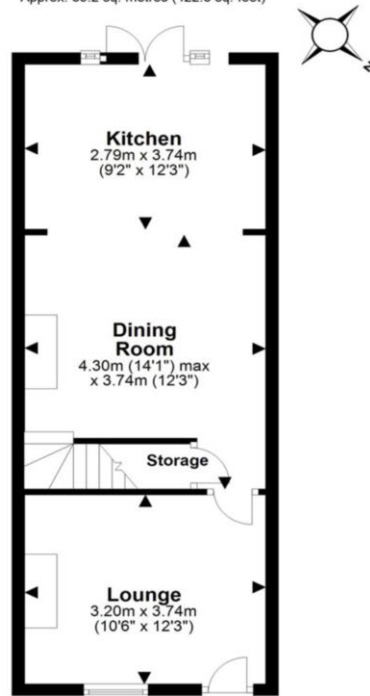
COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D

Ground Floor
Approx. 39.2 sq. metres (422.3 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.4 sq. feet)



Total area: approx. 72.2 sq. metres (776.7 sq. feet)

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