



**GASCOIGNE  
HALMAN**

WITHY CLOSE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



| A DETACHED BUNGALOW IN A PRIME CUL-DE-SAC LOCATION

## WITHY CLOSE, FRODSHAM

**£350,000**

**A rare and exciting buying opportunity to acquire a detached bungalow set within a most sought after quiet cul-de-sac, just a short walk from the centre of Frodsham.**

This well built detached bungalow stands at the head of a small, popular residential cul-de-sac of just 12 bungalows, just two of them being detached. It provides spacious and well presented accommodation with private low maintenance gardens, a large garage and ample driveway parking.

Internally, the property provides accommodation with ease of living and convenience throughout. There is a spacious entrance hallway, lounge and a modern fitted kitchen complete with high quality built in appliances. There are two bedrooms, both large doubles and a bathroom that has been recently re-fitted with a walk in bath.



There are double glazed windows and doors plus a gas fired central heating system with a Vaillant combi boiler.

There are two driveways, one to the side of the house and one in front of the adjacent garage. The garage has been extended to offer extra width and comes with an electrically operated door. The gardens are neatly tended and includes an area laid to lawn, flower beds and well established borders.

### **LOCATION**

The property enjoys a wonderful position being within a few minutes walk from the centre of Frodsham. The town offers an excellent and varied range of local shops and facilities with a growing array of cafe's bars and restaurants. There are excellent recreational and leisure facilities available in the area and open countryside is nearby. The road, rail and motorway networks allow access to many parts of the North West and beyond.

### **TENURE**

Freehold.

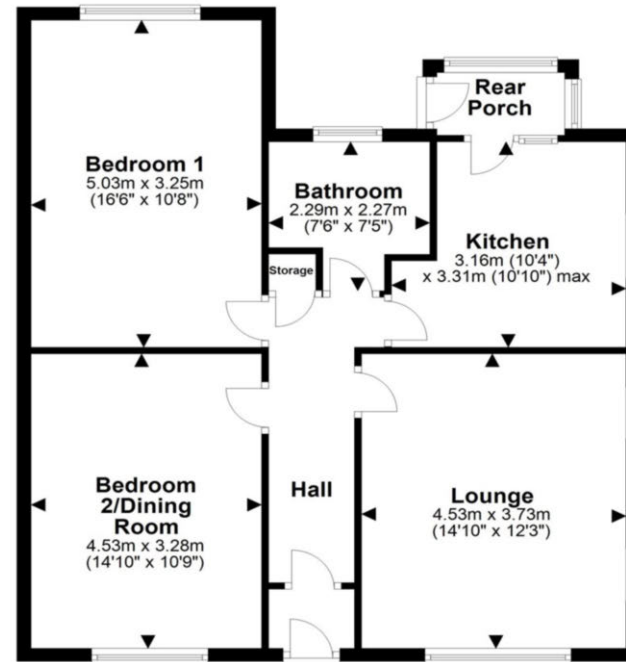
### **COUNCIL TAX**

Band D. Cheshire West & Chester.

### **EPC RATING**

Awaited.

**Ground Floor**  
Approx. 73.5 sq. metres (791.0 sq. feet)



Total area: approx. 73.5 sq. metres (791.0 sq. feet)

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