



**GASCOIGNE
HALMAN**

GRASMERE ROAD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



GRASMERE ROAD, FRODSHAM

£385,000

A detached bungalow enjoying a prime position within a much sought after residential area offering spacious accommodation and a private rear garden.

The property has been in the same ownership since it was built in the early 1960's. It has been well cared for, extended and updated over the years but potential does exist for modernisation and possible development, as has become a trend with similar homes in this area.

The current layout includes an entrance hall, large lounge, separate dining room and a fitted kitchen. There are three good sized bedrooms and a bathroom.

The property has double glazed windows and a gas fired ducted warm air heating system is installed.





There is an attached single garage and driveway parking. Mature well stocked gardens are found to both the front and the rear. The rear garden enjoys a good degree of privacy and is abundantly stocked with a wide selection of shrubs and flowering plants attracting bird and wildlife.

Please Note: The sale of the property is subject to Grant of Probate. Please contact us with regard to the potential timeframes involved.

LOCATION

The property is situated on the popular Lakes Estate area of Frodsham. It is well placed for access to a wide range of local services with a local convenience store within walking distance. Open countryside is also nearby with access via Townfield Lane to Hob Hey Wood and The Weaver Valley. Highly regarded Manor House Primary School is just a few minutes walk away. The centre of Frodsham is within fifteen minutes walk and offers excellent shopping, recreational and leisure facilities. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

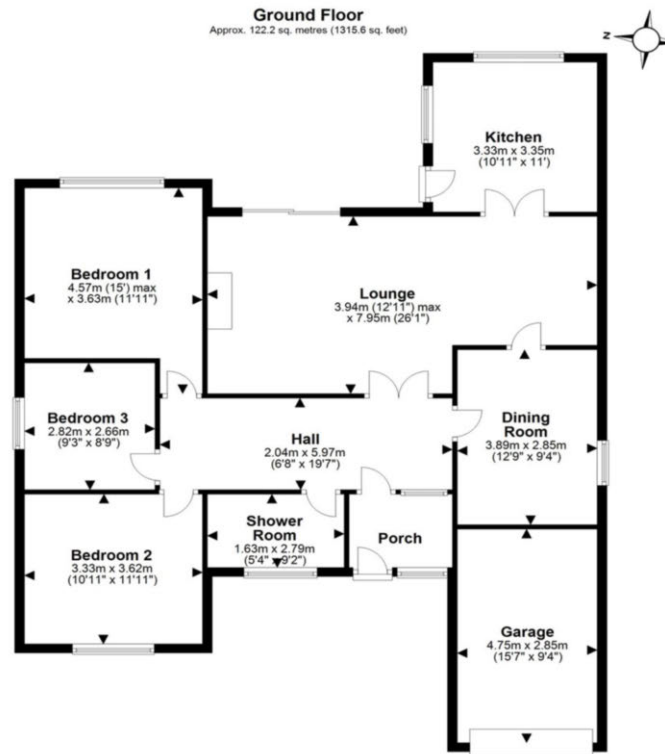
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FRODSHAM OFFICE

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