



**GASCOIGNE
HALMAN**

7 HOWEY RISE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



7 HOWEY RISE, FRODSHAM

£675,000

A smart and stylish detached family home offering superbly presented accommodation, set within a sought after mature residential area, backing onto Frodsham Hill

Over the past 12 years, this property has been comprehensively modernised, completely refurbished and also now benefits from a creatively designed extension to the rear resulting in a home that is optimised for modern day living.



Quality fittings have been introduced throughout including oak flooring and doors, floor tiling, luxury bespoke kitchen cabinets and sumptuous bathrooms.



HOWEY RISE, FRODSHAM

Superb Detached Family Home

Prime Location

Off Howey Lane

Backing onto Frodsham Hill

Walking Distance to Frodsham Town
Centre

Completely Refurbished Throughout

Smart and Stylish Extension

High Quality Fittings

Four Bedrooms and Three Bathrooms

Two Separate Living Rooms plus Study

Large Open Plan Kitchen/Living/Dining
Room

Utility Room and Cloakroom/WC

Garage and Ample Parking

The ground floor features two living rooms and a fitted home office and a wonderful open plan kitchen/living and dining room. This has views over and connects onto the beautiful rear gardens through bi-folding doors. There is also a utility room and cloakroom/WC.

The first floor offers four good sized bedrooms and three bathrooms, two being en-suite. The main bedroom is a fabulous space with a high vaulted ceiling and feature windows overlooking the garden and woodland beyond. It also has a dressing room and a luxury shower room en suite. There are double glazed windows and a gas fired central heating system is installed.

There is ample driveway parking and a single garage. The rear garden is enveloped by natural woodland and has been professionally landscaped to maximise both visual appeal and practicality. There are stone patio areas to enjoy both morning and afternoon sunshine and illuminated terraced herbaceous borders stocked with a wide selection of shrubs and plants. The garden is fully enclosed by quality fencing making it dog and child friendly but there is a handy pedestrian access gate allowing direct access onto lower walk on Frodsham Hill.

LOCATION

The house is within a sought after cul-de-sac, off Howey Lane. The position is regarded as one of







the best in Frodsham as it allows residents easy access to walking on Frodsham Hill and to the Town Centre via Castle Park. Frodsham has a wide range of shops, bars and restaurants and there are good schools in the area for children of all age groups. The road, rail and motorway networks allow access for commuter to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

Freehold

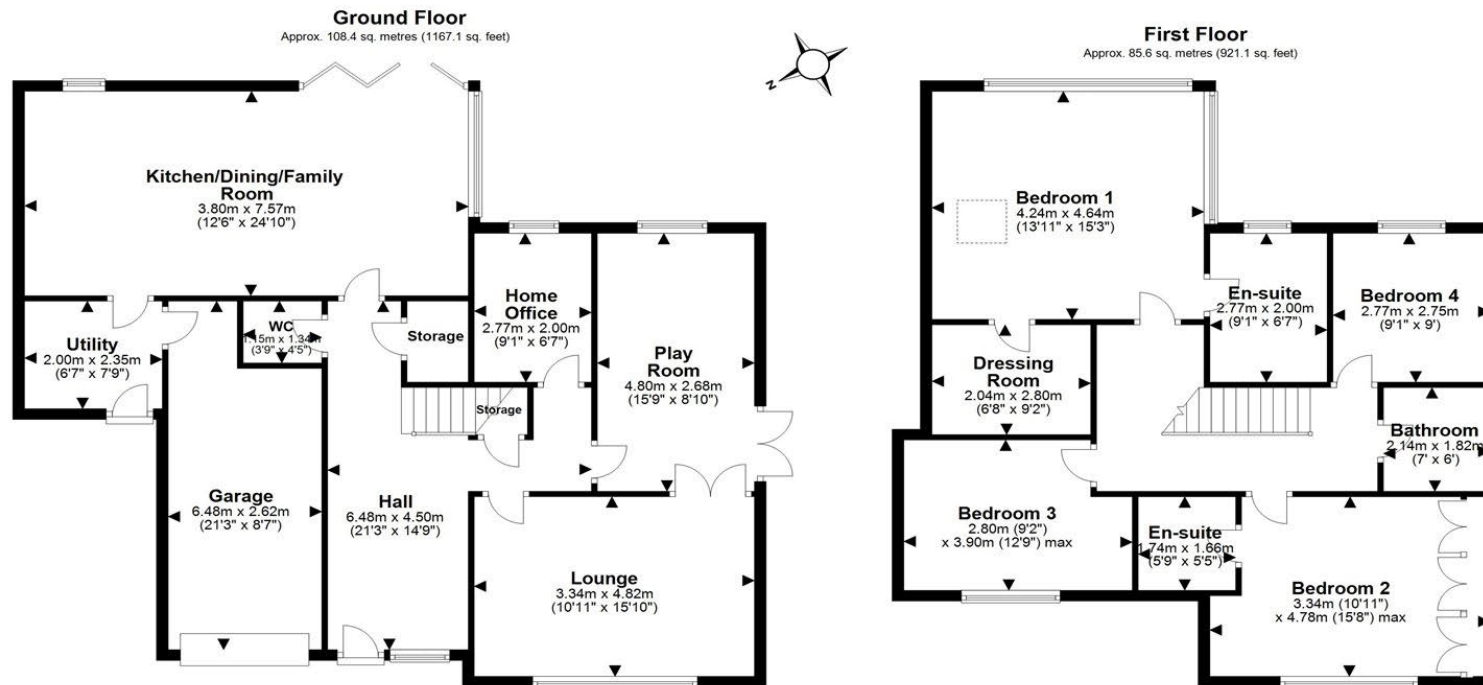
COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Current C.





Total area: approx. 194.0 sq. metres (2088.2 sq. feet)

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

**GASCOIGNE
HALMAN**