



**GASCOIGNE
HALMAN**

FRITH AVENUE, DELAMERE, NORTHWICH

THE AREAS LEADING ESTATE AGENT



FRITH AVENUE, DELAMERE, NORTHWICH

£295,000

A semi-detached house offering great potential, with large 0.34 acre garden plot in a much sought after rural location, on the edge of Delemere Forest.

This mature semi-detached house has been in long term ownership and it's sale offers exciting potential for new owners to make it their forever home.

It will require a full programme of refurbishment and renovation but the large plot size allows potential for an extension, subject to any relevant planning permission being obtained.





As currently configured, the house has a lounge, kitchen/diner, bathroom and three bedrooms. Oil fired central heating is installed.

Keen gardeners will relish the chance to develop the extensive mature gardens which extend to 0.34 acres, are predominantly laid to grass with a selection of trees and shrubs.

LOCATION

The property is situated in a sought after rural position, adjacent to Delamere Forest. There is direct access to forest trails close by providing walking and cycling routes. The village of Delamere has a popular primary school and a village shop and two pubs within walking distance. The rail station is only a few minutes walk away with services running between Manchester and Chester. Frodsham, Kelsall and Northwich are all within easy reach offering a wide and varied range of shopping, recreational and leisure facilities.

TENURE

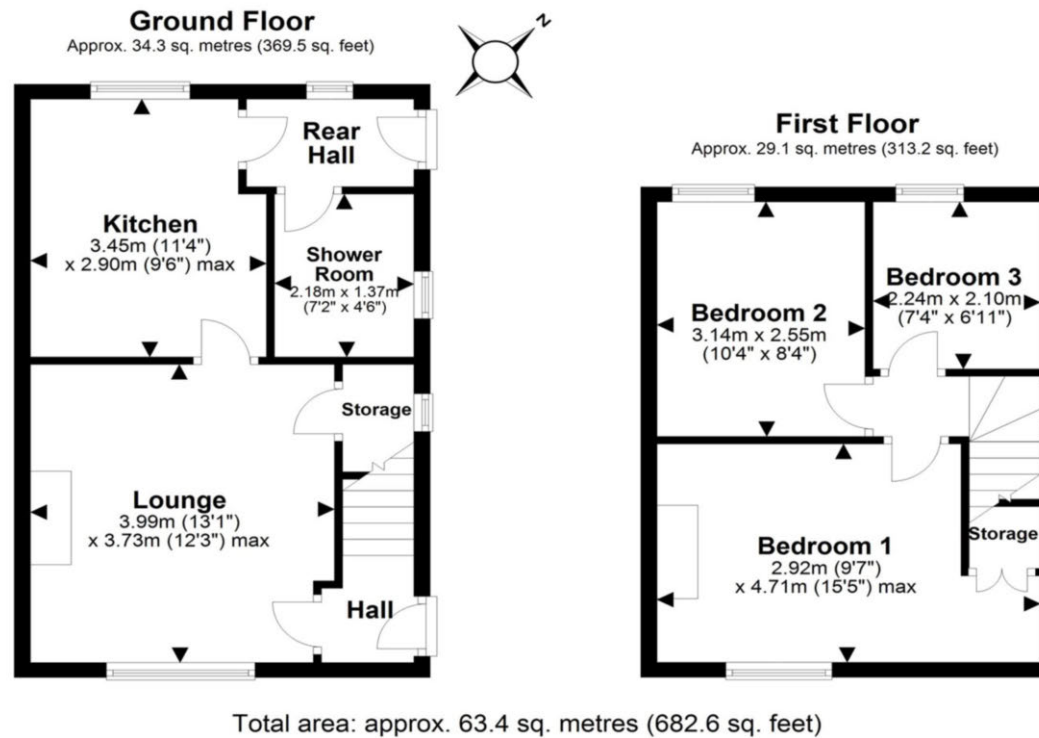
Freehold

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current E



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