



**GASCOIGNE
HALMAN**

BLUE HATCH, FRODSHAM

THE AREAS LEADING ESTATE AGENT



BLUE HATCH, FRODSHAM

£425,000

A large and versatile detached family home in a popular, well established location, within easy reach of the centre of Frodsham, excellent local services, popular local schools and the rail station.

The architectural style of the house is typical of its era with a facade that is both interesting and deceptive.

Internally, the accommodation extends to over 1485 sq ft (138 sq m). As impressive as this is, it is the tremendous flexibility offered that gives this home extra appeal.

There are up to five bedrooms, two on the ground floor and three on the first. This makes it ideal for large families, home workers and those seeking accommodation suited to multi generation occupation.





The living room is of excellent proportions complimented by an adjacent dining room and a fitted kitchen. In addition, there is a utility/boot room, ground floor bathroom and a shower room on the first.

Double glazed windows are fitted, a gas fired central heating system is installed.

There is a single garage and two separate driveways providing ample off road parking. The rear garden is extremely private and includes paved areas, a covered patio, lawn and a selection of trees and shrubs.

LOCATION

Easy access to the centre of Frodsham is available via a nearby footpath leading to Church Street and the railway station. A wide range of shops are available in the town together with a Morrisons supermarket, independent artisan retailers and a number of popular bars, restaurants and coffee shops. A Post Office, doctors and dentists surgeries are all nearby. Frodsham railway station runs on the Chester to Manchester Piccadilly Line with direct services to Warrington Bank Quay and Liverpool Lime Street.

The area is outstanding in terms of educational choice. Within a few minutes walk of the property are two popular primary schools and the house lies within the catchment of Helsby High School.

There is access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways and travel to London from nearby Runcorn station is less than two hours away. Manchester and Liverpool airports are less than 30 minutes away by car.

TENURE

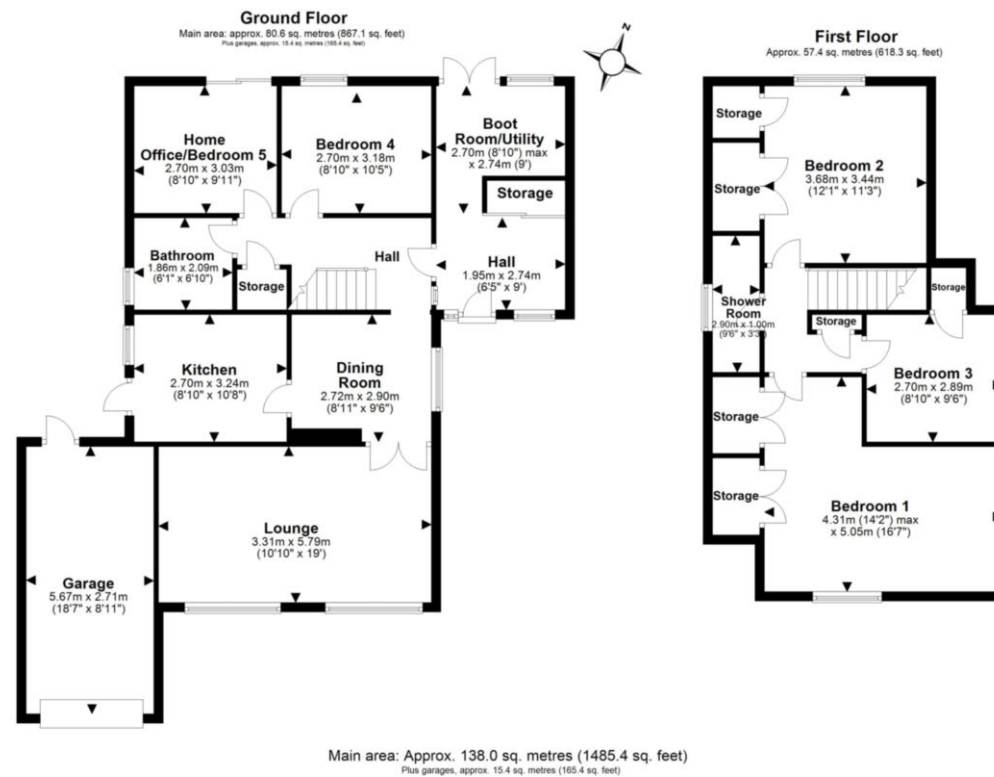
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Awaited.



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