



GASCOIGNE HALMAN

10 MAIN STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



10 MAIN STREET, FRODSHAM

£250,000

A character late Victorian end terraced house conveniently set in the centre of Frodsham, within level walking distance of local shops and services. The property has spacious accommodation with a good sized private rear garden.

This lovely house is ideal for first time buyers and downsizers. It is positioned at the end of Main Street, close enough for convenient access to a wide range of shops, cafes, bars and restaurants yet far enough away to avoid any excess noise disturbance.





The house offers accommodation that is larger than first impressions suggest. There is an entrance hallway and two separate living rooms. The dining room connects open plan to the adjoining fitted kitchen and there is a further kitchen area and utility room beyond. The first floor offers two double bedrooms and a bathroom. There is a large boarded loft providing excellent storage.

A further surprise of the property is a good sized rear garden. This area is paved for ease of maintenance, it is not overlooked and has a wooded aspect beyond.

The or not to close the and whilst it is who are looking for the convenience of a central Frodsham position without t

LOCATION

The house is slightly elevated from Main Street with a walled front garden area and steps to the front door. The location is perfect for those seeking easy access to local facilities.

Frodsham is a thriving and popular market town. An historic street market is held each Thursday and a new artisan market is held monthly. The town offers a wide range of shops including national and independent retail stores, cafes, bars and restaurants. There are good schools for children of all age groups in the area excellent recreational facilities. Castle Park is close by offering an area of restored Victorian parkland with a magnificent mansion house, children's play area, sport facilities and ornamental gardens. A walk through the park gives access onto Frodsham Hill and onto The Sandstone Trail and open countryside beyond. The road, rail and motorway networks allow access to the many parts of the region. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance with regular train services from the nearby station to Chester, Manchester and Liverpool.

TENURE

The property is Leasehold for the remainder of an initial 999 year lease from 1875. A nominal fixed ground rent is payable.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D



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

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**