



**GASCOIGNE
HALMAN**

TOWNFIELD LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



TOWNFIELD LANE, FRODSHAM

£375,000

Ideally positioned in one of the area's most popular roads, a characterful and appealing house, built in the early 1900's, offering beautifully presented accommodation, off road parking and a superb, private rear garden.

This is a home with a lovely atmosphere, a tasteful interior and plenty of great features including a large, private rear garden with off road parking.

The layout consists of an entrance hallway, an open plan lounge/dining room, modern fitted kitchen and a garden room.

There are wooden floors running through the living rooms, a fitted log burner and an additional feature decorative fireplace. The kitchen has a slate floor, modern storage cabinets, oak worktops, a Belfast sink, built in gas hob, electric oven and a dishwasher. The garden room is a wonderful entertaining area with views onto the gardens and a clear glass roof.





The first floor offers three double bedrooms (one is currently used as a dressing room) and a well appointed bathroom. Double glazed windows are fitted and a gas fired central heating system is installed.

There is access to the side of the house to a driveway and parking area with a long, private garden extending beyond. The garden has an expanse of lawn with well established hedges and a selection of trees and shrubs.

LOCATION

Townfield Lane is a much sought after area of Frodsham. As the road name implies, the location is ideal for access to nearby country walks to Hob Hey Wood, Frodsham Hill and the Sandstone Trail yet it is also just a mile from the centre of Frodsham. In nearby Overton, there are two popular pubs, The Ring O Bells and Bulls Head, plus a primary school and historic Grade I Listed St Lawrences Church. The centre of Frodsham offers a wide range of shops and services plus independent cafes, bars and restaurants. An historic street market is held each Thursday and there is a monthly artisan market . The road, rail and motorway networks allow access to the regions commercial centres. Regular rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

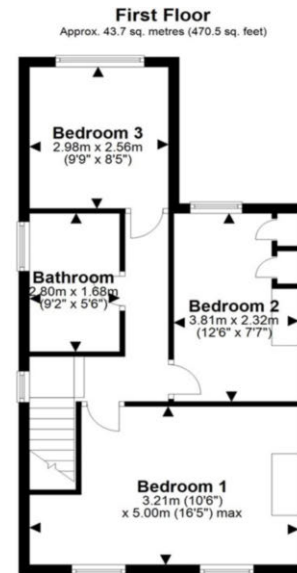
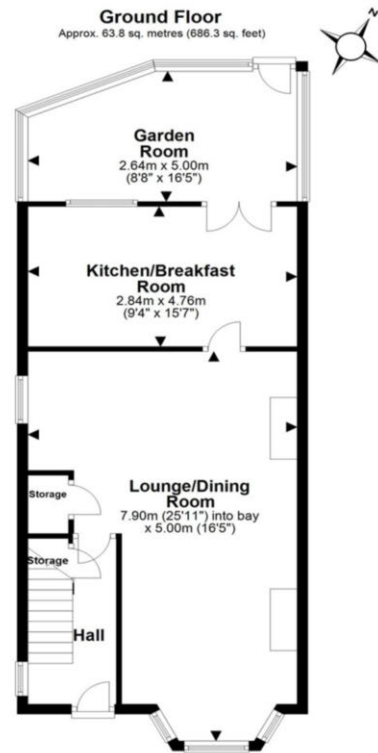
Leasehold for the residue of a 999 year term from 1909. Ground rent is not collected.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 107.5 sq. metres (1156.8 sq. feet)

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