



**GASCOIGNE
HALMAN**

HILLFIELD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



HILLFIELD, FRODSHAM

£410,000

A handsome 1930's built detached house in a much sought after residential area offering superbly presented accommodation and with no onward chain.

Hillfield is a really sought after area of Frodsham with a selection of quality detached family homes built between 1930 and the late 1950's. The houses all display individual character and appeal with many having been subject to significant capital investment over the years.

Properties here tend to remain in long term ownership so this is a rare buying opportunity in a great location.

The house is ready for new owners to move straight in as it has been recently subject to a series of upgrades and improvements including a new roof in 2013, a new garage built in 2022, new windows fitted in early 2024, insulated conservatory roof fitted in 2023, external repointing in 2024 and complete internal redecoration.



The layout consists of an entrance hall with cloakroom/WC, two spacious living rooms and a large conservatory with insulated roof making it ideal for year round use. The kitchen is fitted with modern oak fronted cabinets, granite worktops and built in appliances. The first floor offers two good sized double bedrooms and a third single bedroom plus a family bathroom with modern suite and wall tiling. A gas fired central heating system is installed.

The house enjoys a corner position with gardens to all sides, a sunny patio to the rear and plenty of driveway parking.

LOCATION

The house is within one of the most sought after areas for Frodsham, adjacent to Frodsham Hill. There are local facilities within walking distance nearby in Overton including popular Frodsham Church of England primary school, historic Grade I Listed St Lawrence's Church and two renowned pubs. The centre of Frodsham is also within walking distance with a good selection of shops and services. Frodsham Hill with some delightful walks is close by and there are excellent recreational and leisure facilities in the area. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

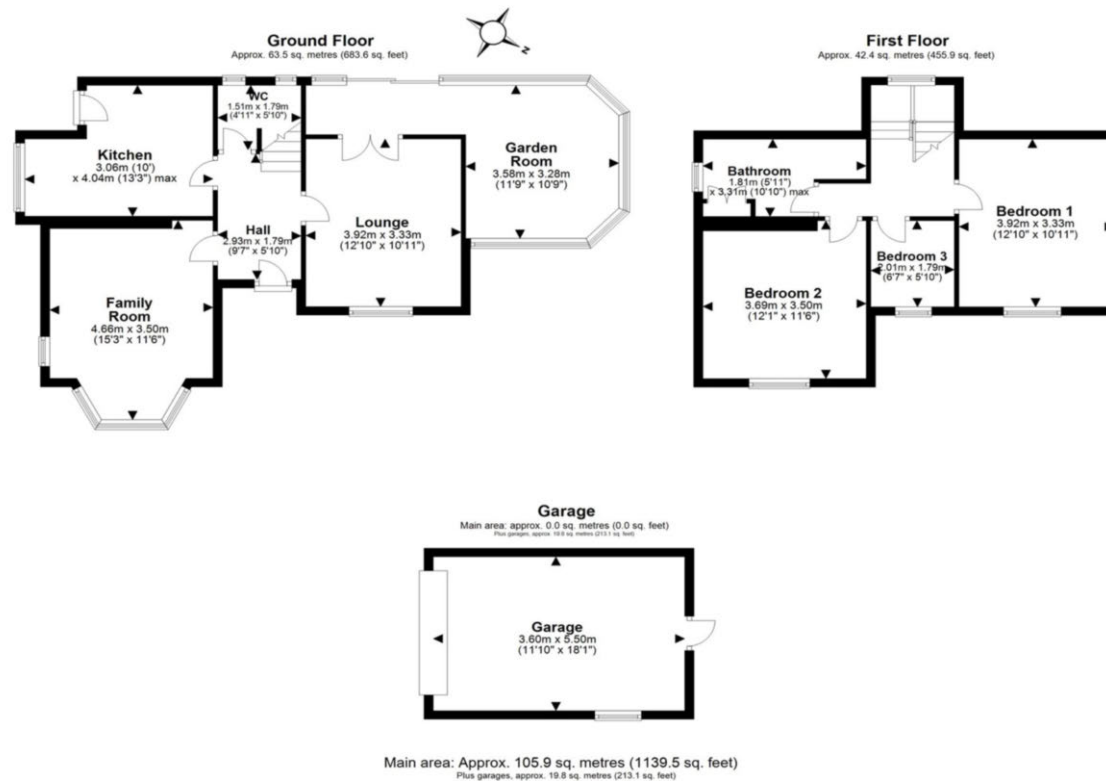
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current D.



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