



**GASCOIGNE
HALMAN**

DUNHAM COURT, DUNHAM ON THE HILL,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



DUNHAM COURT, DUNHAM ON THE HILL, FRODSHAM

£410,000

A lovely semi-detached family home built using reclaimed Cheshire brick offering well planned, spacious accommodation, tucked away in a private, quiet enclave within this most popular rural village.

With an appealing frontage, impressive position and high quality interior, this superb family home is sure to attract considerable interest.

The accommodation extends to over 1600 sq ft, (152 sq m) with all rooms being of excellent proportions. The quality of presentation and finish is first class with the house displaying a character style with a modern interior.





The ground floor consists of an entrance hall with cloakroom/WC, a large lounge, separate dining room and a lovely conservatory. The kitchen/breakfast room has a range of quality modern cabinet and a handy utility area is positioned to the rear of the garage with space for laundry appliances.

To the first floor are three double bedrooms and a spacious family bathroom with a free standing bath and separate shower.

Gas fired central heating is installed and there are double glazed windows fitted throughout.

Access to the house is via an unadopted road that also serves three neighbouring properties. The outlook to the front is over a small private paddock. The property has neatly tended and well stocked gardens to both the front and rear with the rear garden enjoying a high level of privacy and feature a stone patio area, greenhouse and natural sandstone walls.

LOCATION

Dunham on the Hill is a small rural village surrounded by some of Cheshire's finest open countryside and farmland. The village has an interesting mixture of individual quality homes many of which have links to the agricultural heritage of the area. Some lovely country walks are on the doorstep with Manley Mere and Delamere Forest both nearby. The location is ideal for convenient access to neighbouring centres and the motorway network. Helsby is only a few minutes drive from the village with a Tesco supermarket, pubs and popular schools. Chester is just 7 miles away offering excellent shopping, recreational and leisure facilities. Cheshire Oaks retail and leisure park is 6 miles way. The road and motorway networks allow daily commuter access to the regions commercial centres with Warrington, Liverpool and Manchester all within easy reach.

TENURE

Freehold.

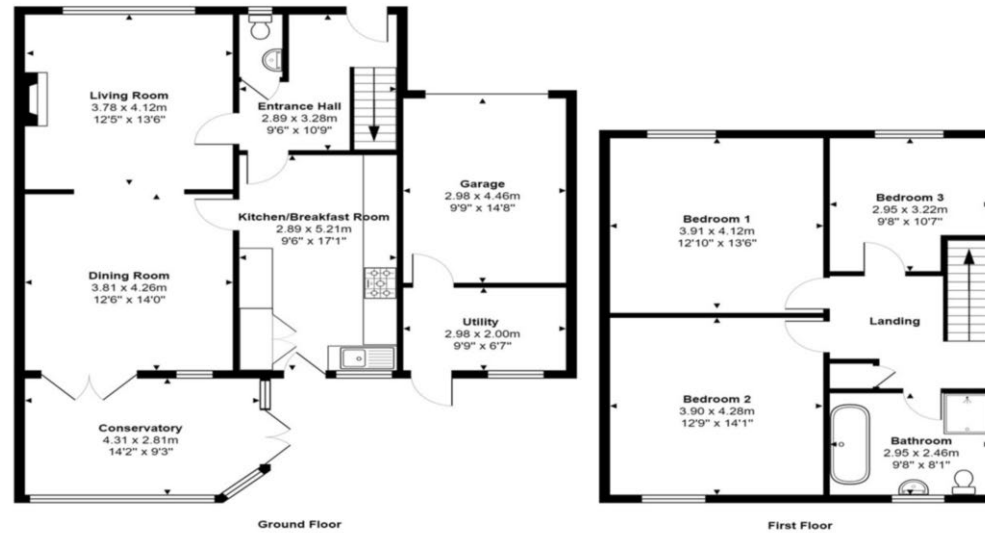
COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.

3 Dunham Court WA6 0NH



Total Area: 152.1 m² ... 1637 ft²
All measurements are approximate and for display purposes only

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**