



**GASCOIGNE
HALMAN**

83 BRIDGE LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



83 BRIDGE LANE, FRODSHAM

£550,000

A unique and hugely appealing one off detached house with impressive, incredibly spacious and adaptable accommodation extending to over 3300 sq ft (313 sq m) with attractive 1/4 acre gardens.

Prepare for a surprise! Deceptive in external appearance, once inside, this detached house offers remarkable levels of space arranged over two floors that is flexible and adaptable suiting larger families, home workers and also with potential for multi-generation occupation..

The original footprint of the property is in essence a spacious, well built detached bungalow. Substantial modifications and carefully designed extensions have been added to create a wonderful home that is ideal for modern family life.



A particular highlight of the ground is the superb connected open plan kitchen/dining/living room. It has a high vaulted section with atrium glazing and doors open onto the gardens and a fitted multi fuel stove. The room is perfect for social family gatherings but a selection of separate rooms provide flexibility and privacy. There is a snug/TV room, study area, formal dining room and a ground floor bedrooms and a bathroom.

The first floor continues to impress. It is configured is in two parts with the main bedroom suite having its own private access from a spiral staircase. It is a large room with a feature vaulted ceiling and incorporating a dressing area and en-suite bathroom. A door connects this to the other section of the first floor where two large double bedrooms and a further bathroom are located.

Double glazing is fitted throughout and gas fired central heating is installed with a new boiler fitted in 2022.

The property stands well back and elevated from Bridge Lane with extensive driveway parking and a separate, private gated private driveway area at the side. The total plot extends to 1/4 of an acre with an enclosed rear garden with large lawn and patio areas.

LOCATION

The house stands in a private position close to The River Weaver. Open countryside literally on the doorstep and riverside walks. The centre of Frodsham is just over 1 mile away with a wide range of shops, bars and restaurants. An historic street market is held each Thursday and an artisan craft and food market is now held monthly. There are good schools in the area. The road, rail and motorway networks allow daily commuter access to the regions commercial centres.

TENURE

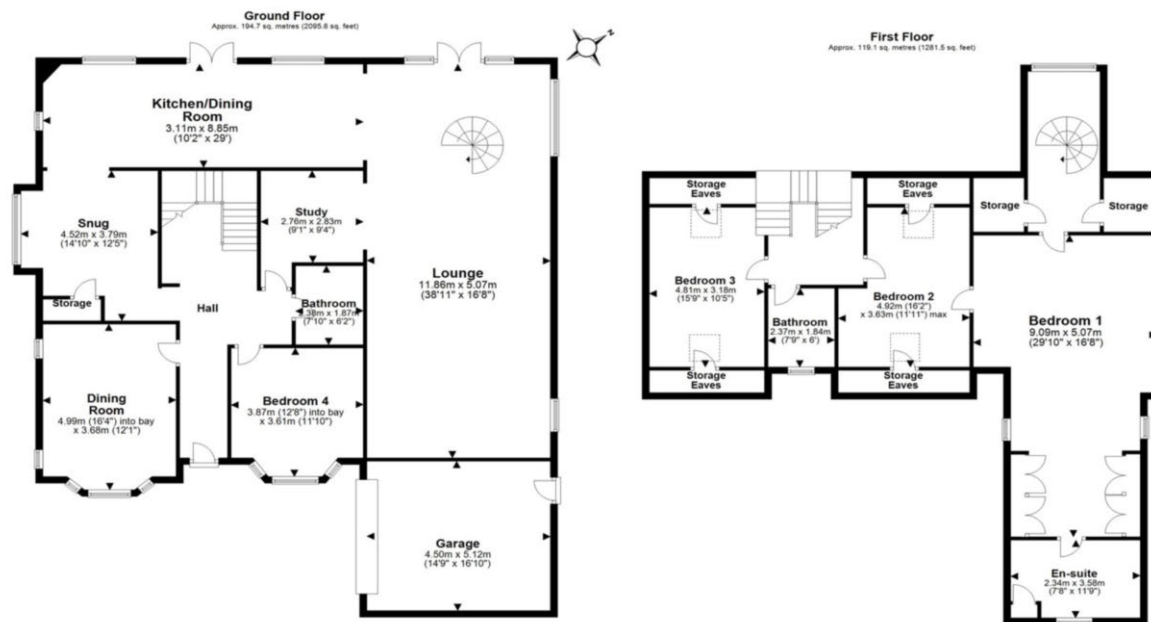
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 313.7 sq. metres (3377.1 sq. feet)

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

01928739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, FRodsham, WA6 7DW

**GASCOIGNE
HALMAN**