



**GASCOIGNE  
HALMAN**

NEWLANDS CLOSE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## NEWLANDS CLOSE, FRODSHAM

**£525,000**

**A detached family home in a much sought after edge of Frodsham position offering spacious, adaptable accommodation, presented in first class order throughout.**

This detached family home delivers well balanced, adaptable and most attractively planned accommodation, which is superbly presented throughout and benefits from an excellent layout.

The ground floor is very flexible including a spacious entrance hallway, three separate living rooms, a spacious modern kitchen and a downstairs shower room. This offers great potential as one of the living rooms can be used as a home office or as a fifth bedroom if required.



The first floor has four good sized bedrooms and a modern family bathroom. Double glazed windows are fitted throughout and gas fired central heating is installed.

There is an attached garage with additional storage/utility space and ample driveway parking is available to the front. The rear garden is private and really mature with far reaching views over The Weaver Valley and Cheshire. There are two patio areas for summer entertaining with an expanse of lawn extending beyond.

### **LOCATION**

Newlands Close is an established cul-de-sac of detached family homes, in a mature wooded setting on the very edge of Frodsham, close to open countryside. The location is also well placed for access to Overton with popular primary school, village store, Church and two popular pubs. The centre of Frodsham is just over a mile away with a wide range of shops and services. The road, rail and motorway networks allow access to the regions commercial centres.

### **TENURE**

Freehold.

### **COUNCIL TAX**

Band E. Cheshire West & Chester.

### **EPC RATING**

Current - C

19 Newlands Close, Frodsham WA6 6EQ



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## FRODSHAM OFFICE

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