



**GASCOIGNE  
HALMAN**

RANULPH COURT, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## RANULPH COURT, FRODSHAM

**Offers in the region of £435,000**

**Tucked away in a small, select cul-de-sac, an attractive, well designed detached house offering spacious accommodation and a lovely private rear garden.**

The house enjoys a secluded setting, part of an exclusive cul-de-sac of just eight detached homes built in 1995. Although similar, each of the houses is built in a slightly different style and with materials that compliment the mature surroundings.

The property is being offered for sale with no onward chain. It is well presented and ready for new owners to move straight and enjoy from day one but it also offers scope for further updating and improvement.





The layout is excellent, extending to over 1440 sq ft (134 sq m) with plenty of internal space and flexibility. The ground floor includes an entrance hallway with cloakroom/WC, a good sized lounge, large conservatory, dining room and fitted kitchen.

On the first floor are four well proportioned bedrooms and two bathrooms, one being en-suite. Three of the bedrooms also have built in wardrobes. There are double glazed windows throughout and a gas fired central heating system is installed.

A wide block paved driveway provides ample parking and leads to an integral single garage. The house is framed by private, mature gardens with lawns and well stocked, established borders. The rear garden is completely private, enveloped by the gardens of adjacent homes and an orchard.

#### **LOCATION**

The location is hard to beat for both privacy and convenience. Ranulph Court is a small, select cul-de-sac of just eight similar detached family homes. It is perfect for families and couples alike being approximately 1 mile from the centre of Frodsham, with a range of local facilities and popular schools within walking distance. Open countryside is also nearby with some excellent walking almost on the doorstep. The road, rail and motorway networks allow access to many parts of the North West. Regular, direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

#### **TENURE**

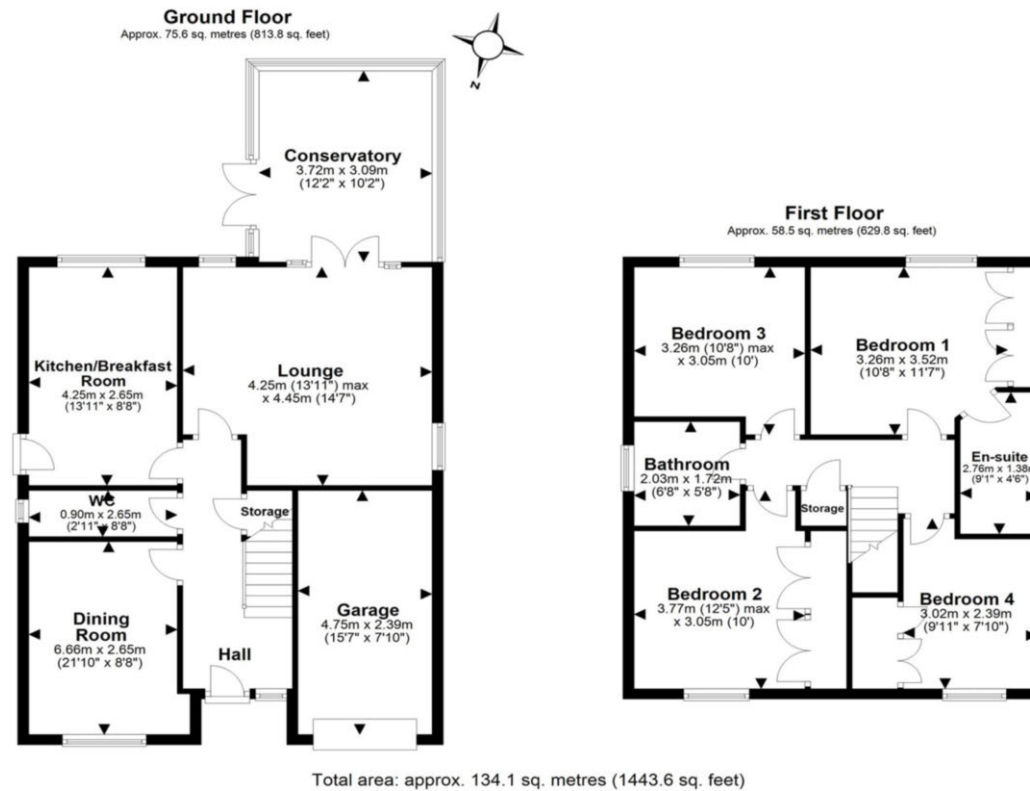
Freehold.

#### **COUNCIL TAX**

Band F. Cheshire West & Chester.

#### **EPC RATING**

Current C



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