



**GASCOIGNE  
HALMAN**

ARRAN DRIVE, FRODSHAM, WA6 6AL

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THE AREAS LEADING ESTATE AGENT



## ARRAN DRIVE, FRODSHAM, WA6 6AL

£390,000

**A detached family home enjoying an excellent position, within the sought after Overton area of Frodsham, close to Frodsham Hill, popular schools and all local facilities.**

Arran Drive is recognised as one of the most popular roads in Overton and attracts buyers with a wide range of lifestyle needs. This detached house represents a great opportunity for young families, couples or single occupants to purchase a well presented and spacious home with a modern bright look and feel.

The layout includes an entrance hallway with door leading to a large through lounge. There is a window to the front and patio doors opening to the rear garden plus a feature fireplace with fitted log burning stove. The open plan kitchen/dining room lends itself to family gatherings and entertaining.





It includes a fitted range of modern storage units, built in gas hob, extractor hood and electric oven. The first floor offers three good sized bedrooms and a modern bathroom with fitted white suite comprising panelled bath, separate shower cubicle, wash basin and WC.

The property has double glazed windows and a gas fired central heating system is installed.

There is a brick built single garage and ample driveway parking. Good sized and private gardens extend to the front and rear with patio areas, lawns and flower beds.

Please note that the sale of the property is subject to Grant of Probate. Please contact us in relation to the potential timeframes involved.

#### **LOCATION**

The house enjoys a cul-de-sac position within the highly sought after Overton area of Frodsham. At the heart of the community is popular Frodsham Church of England primary school and the historic Grade I listed St Lawrence's Church. There are two popular pubs and easy access onto Frodsham Hill with some excellent walks. The centre of Frodsham is less than 1 mile away with a wide range of shops and services. The road, rail and motorway networks allow daily commuting access to many parts of the North West. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

#### **TENURE**

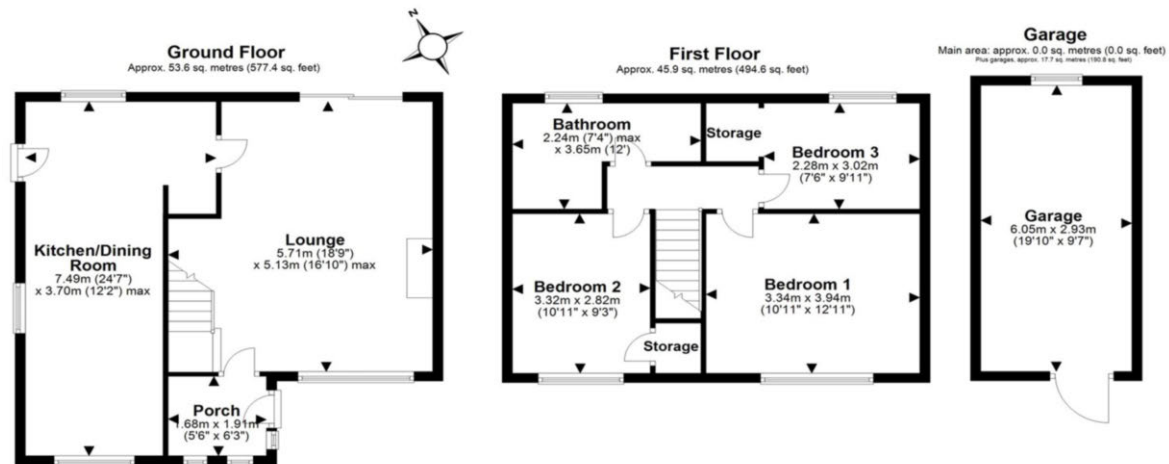
Freehold.

#### **COUNCIL TAX**

Band F. Cheshire West & Chester.

#### **EPC RATING**

Awaited.



Main area: Approx. 99.6 sq. metres (1071.9 sq. feet)  
 Plus garages: approx. 17.7 sq. metres (190.8 sq. feet)

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## FRODSHAM OFFICE

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