



**GASCOIGNE
HALMAN**

LANGDALE WAY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



LANGDALE WAY, FRODSHAM

£445,000

A detached family home with extended, upgraded, high specification accommodation and a large private rear garden, set within a much sought after residential area.

This detached house was built in the 1960's but it now offers an interior layout and design perfectly aligned to life in 2024.

The accommodation extends in total to over 1215 sq ft (112 sq m) and open plan and contemporary, the rooms flow and combine to provide perfect spaces for families to relax and to socialise.

The heart of the home is a large open plan kitchen/dining room. The kitchen has been refitted with quality cabinets, quartz work surfaces and an impressive attention to detail throughout. Double doors open onto the rear garden and bi folding doors leading to the lounge and can be closed for privacy or opened for entertaining. The lounge is of excellent proportions and has a fitted log burning stove.





A useful additional and adaptable reception area is currently used as a gym but is ideal for use as a playroom or library. A separate office is set apart from the other rooms at the front of the property. In addition, there is a cloakroom/WC, a boot room and utility room provide a separate access point and space for muddy shoes and laundry appliances.

The first floor has three double bedrooms and a stylish family bathroom with high quality fittings and tiling. There are double glazed windows fitted throughout and gas fired central heating is installed.

The total plot extends to 0.126 of an acre with a wide driveway to the front and front garden area. Investment has not been limited to the inside as the rear garden has also been landscaped to include a large patio and an al fresco seating/barbecue area, an expanse of lawn and mature, well stocked borders.

LOCATION

The location of the house could hardly be better. It is within the much sought after Lakes Estate area of Frodsham and is opposite popular Manor House Primary School. It is also convenient for access to a wide range of local services and open countryside. A local convenience store is nearby and the centre of Frodsham is a brisk 10 minute walk away with a wide range of shops, cafes and restaurants. There are open fields at the top of Langdale Way and footpaths lead to Hob Hey Wood and to walks along the banks of the River Weaver. Castle Park, Frodsham Hill and Delamere Forest are all within easy reach. The road, rail and motorway networks allow daily commuter access to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester

TENURE

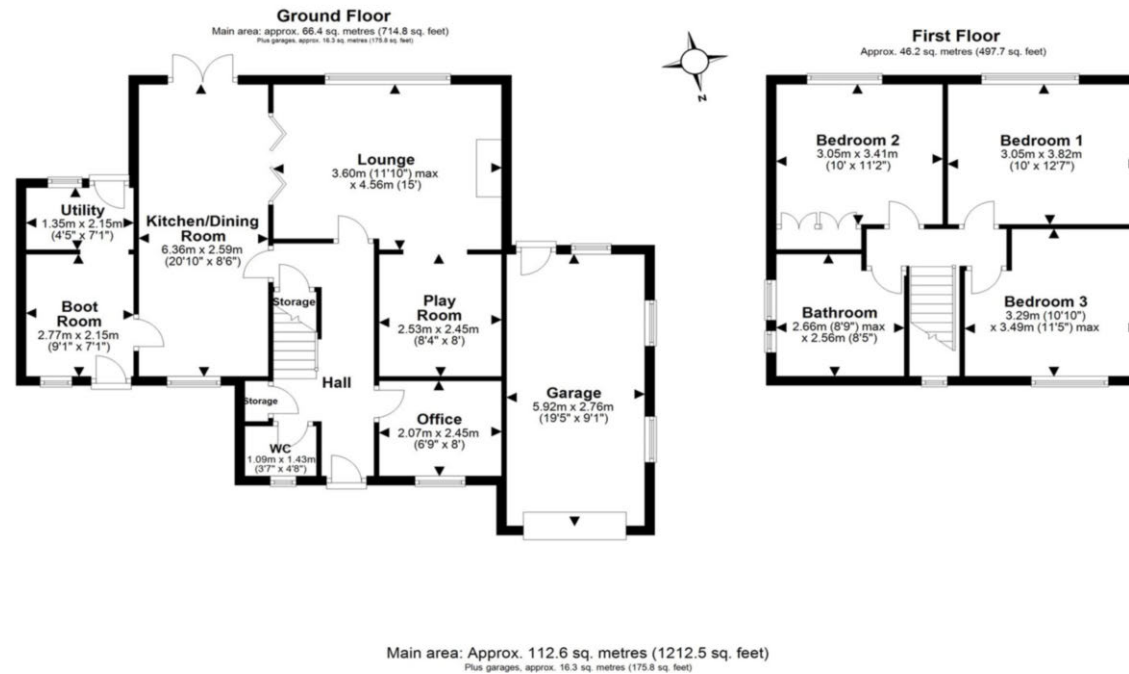
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current C



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