



**GASCOIGNE  
HALMAN**

FAIRWAYS, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



| A DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

## FAIRWAYS, FRODSHAM

**£430,000**

**An attractive detached family home in a highly regarded area of higher Frodsham offering spacious accommodation that has been well cared for during our clients 40+ years in occupation.**

The accommodation is spacious and well planned but also offers great potential for updating and improvement. Many other houses in the area have extended and developed and this trend continues.

The accommodation layout includes an entrance hall, a good sized dual aspect lounge, separate dining room, fitted kitchen/breakfast room,





To the first floor, there are four bedrooms and a bathroom. The house has double glazed windows and a gas fired central heating system is installed. There is an integral garage and ample driveway parking. Well established gardens lie to the front and rear.

### **LOCATION**

The property is situated within one of the most sought after areas of Frodsham. It lies within a well established residential area convenient for a range of local facilities including Manor House and Frodsham C of E popular schools. The house is also close to open countryside with some excellent walks almost on the doorstep. The centre of Frodsham is approximately 1 mile away with a wide range of shops, restaurants cafes and bars. The road, rail and motorway networks allow daily commuter access to many parts of the North West. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

### **DIRECTIONS**

From the centre of Frodsham, proceed up Church Street, B5152, and follow into Red Lane. At the top of the hill, turn left into Townfield Lane. Turn second right into Doric Avenue. Turn left into Fairways and the house is on the left hand side.

### **TENURE**

Freehold.

### **COUNCIL TAX**

Band E. Cheshire West & Chester.

### **EPC RATING**

Current E



Total area: approx. 121.4 sq. metres (1306.7 sq. feet)

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## FRODSHAM OFFICE

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