



**GASCOIGNE  
HALMAN**

OAKDALE AVENUE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## OAKDALE AVENUE, FRODSHAM

**£685,000**

**A rare opportunity to acquire a lovely detached family home set in one of the most sought after residential positions in Frodsham, in a quiet, private tree lined avenue within the Overton Five Crosses Conservation Area.**

The house was built in the mid 1930's and retains the traditional style and quality of that period. It has been under the same family ownership for around 40 years during which time it has been extended and enhanced to create a home with a lovely atmosphere and feel. Potential also exists to continue to invest and improve further as has been the case with other homes in the locality.





**REDCOTE, OAKDALE AVENUE,  
FRODSHAM**

Handsome 1930's Built Family Home

Retains Quality Look and Feel of the  
Period

Prime Residential Location

Private Tree Lined Avenue

Arguably The Best Address in  
Frodsham

Within Overton Conservation Area

Secluded 0.2 Acre Garden

Spacious Accommodation

Extends to over 1880 sq ft (175 q m)

Four Bedrooms and Two Bathrooms

Two Separate Living Rooms and  
Garden Room



## OAKDALE AVENUE, FRODSHAM

The accommodation extends to over 1880 sq ft (175 sq m). The ground floor offers two spacious living rooms and a conservatory whilst the heart of the home is a large open plan kitchen/breakfast room. There are four double bedrooms on the first floor, two bathrooms and a useful store off bedroom two. Double glazed windows are fitted and oil fired central heating is installed.

The garden extends to almost 0.2 of an acre and enjoys a high level of privacy. The front garden is set behind a well established hedge and has an area of lawn and a rose garden. The lawn runs to the side of the house and widens at to the rear to create a great play area. The West facing rear garden is fully enclosed by mature trees, hedges and shrubs. A productive vegetable garden currently forms a large part of the rear garden but could be easily re-cultivated to lawn if desired.

### LOCATION

Oakdale Avenue is one of the most sought after residential areas in Frodsham. It is a private tree lined cul-de-sac of quality family homes that rarely change hands. The mature setting lies close to open countryside and offers peace and tranquillity whilst being within easy reach of many local facilities including popular schools. The centre of Frodsham is just over a mile away with a good selection of shops, cafes and bars and there are excellent recreational facilities in the area. An historic street market is held each Thursday and an artisan producers market is held monthly.











The road, rail and motorway networks allow access many parts of the North West with Chester, Warrington Liverpool and Manchester all within daily commuting distance. Trains from Runcorn reach London Euston in around 2 hours. Liverpool John Lennon and Manchester International airport are both around 30 minutes drive away.

### TENURE

Freehold.

### COUNCIL TAX

Band E. Cheshire West & Chester.

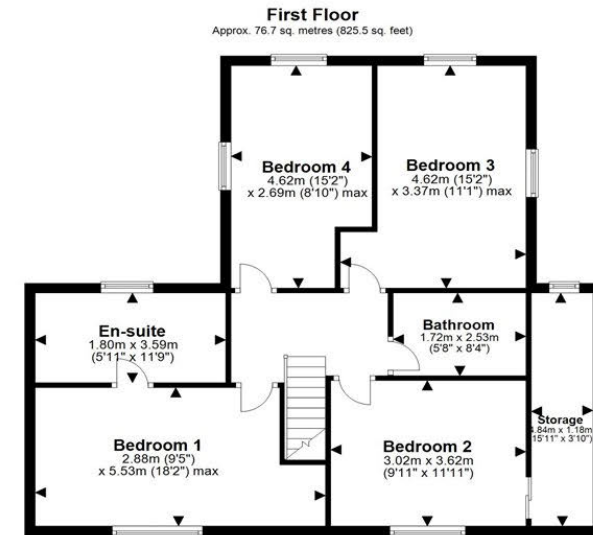
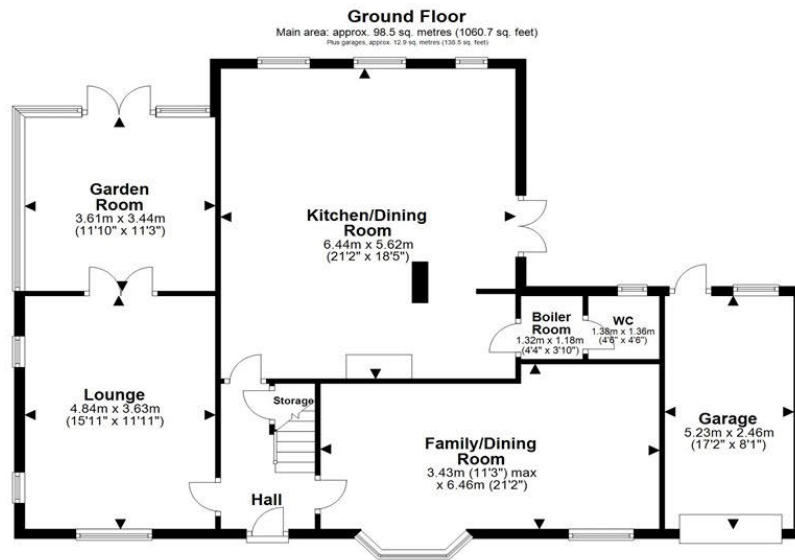
### EPC RATING

Current D.

### SERVICES

Mains electricity and water are connected. Mains gas is available in the road but will require connection to the house. Mains drainage. Oil fired central heating is installed.

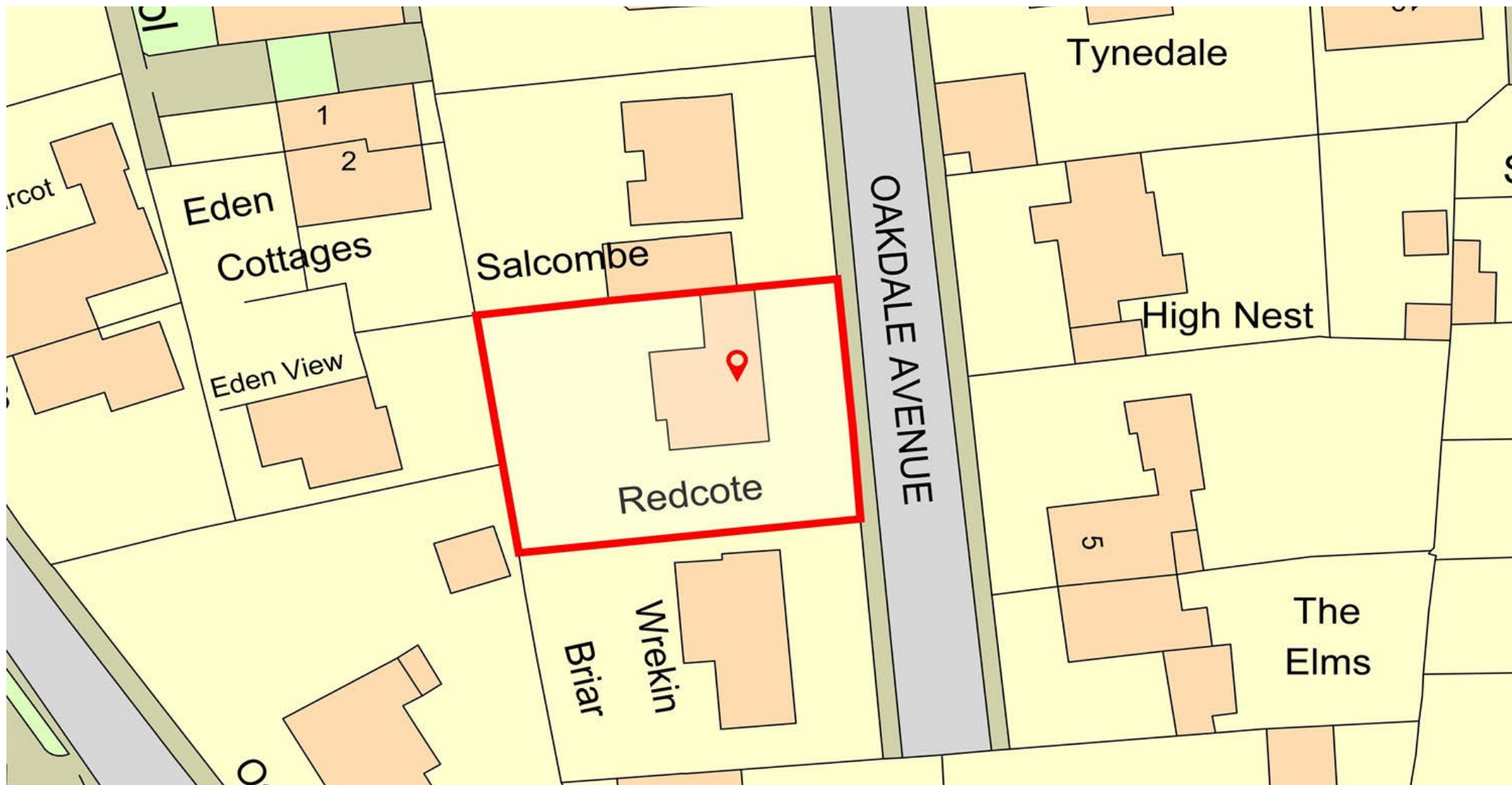




**Main area: Approx. 175.2 sq. metres (1886.2 sq. feet)**  
Plus garages: approx. 12.9 sq. metres (138.5 sq. feet)

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