



**GASCOIGNE
HALMAN**

EVERSLEY CLOSE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



EVERSLEY CLOSE, FRODSHAM

£315,000

Enjoying a prime position within a much sought after area of Frodsham, this much loved semi-detached property is being offered for sale for the first time in over 50 years.

The property offers spacious accommodation with flexibility making it well suited to families and couples alike. It has scope for modernisation and enhancement and there are aspects of the home a new owner may look to update to their tastes. However, the property has been very well maintained and cared for by its previous owner and as such can be enjoyed straight away with the improvements completed over time. There is also the scope to extend, as have a number of other nearby homes.



The ground floor features an entrance hallway, a large lounge/dining room, fitted kitchen, a ground floor bedroom/study and a shower room. There are two spacious double bedrooms on the first floor. Double glazed windows are fitted throughout and gas fired central heating is installed.

The property stands elevated from the road with driveway and steps leading to the front door. A garage is situated to the rear and we understand that this may be asbestos sheet construction. The lovely rear garden enjoys a high level of privacy and a South facing aspect. There are well established borders and hedges with a central lawn and an ornamental pond.

LOCATION

The house enjoys a cul-de-sac setting within the sought after Overton area of Frodsham. It has the feel of a village within Frodsham and at the heart of the community is the beautiful Grade I listed St Lawrence's Church and it's popular primary school. There are two popular pubs within walking distance. Frodsham Hill and open countryside nearby with some lovely walks literally on the doorstep - the location really does offer something for everyone. The centre of Frodsham is only a short car journey or brisk walk away with a good selection of independent and national retailers, bars and restaurants. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

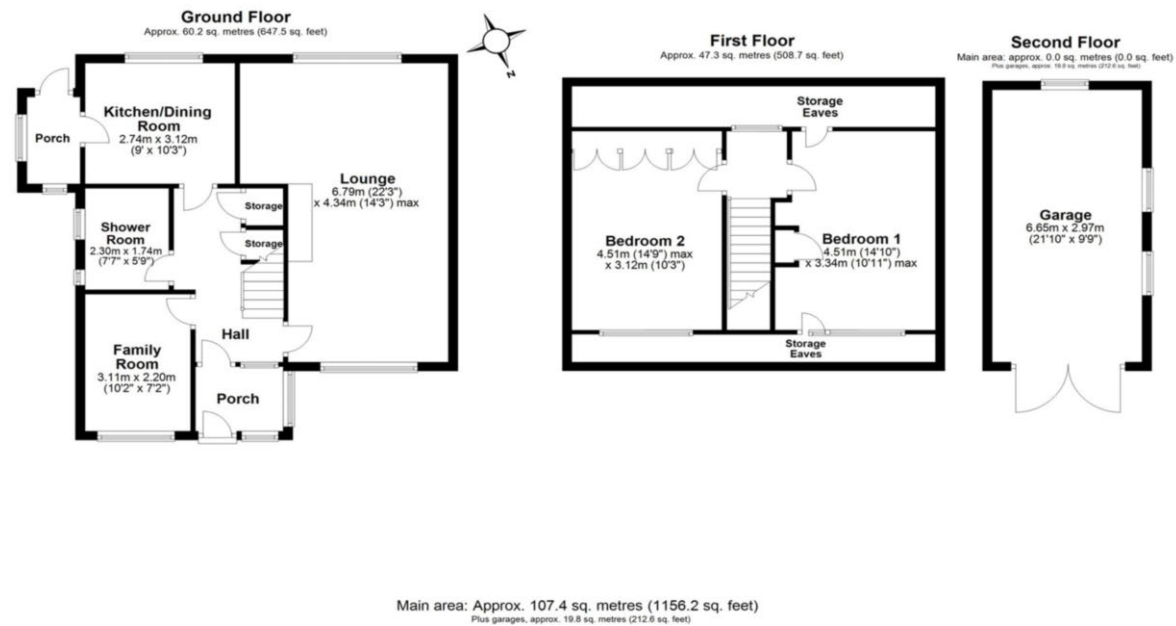
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Awaited.



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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW or 62 High Street, Tarporley, CW6 0AG

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