



**GASCOIGNE
HALMAN**

EVERSLEY CLOSE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A SEMI-DETACHED HOUSE IN THE SOUGHT
AFTER OVERTON AREA

EVERSLEY CLOSE, FRODSHAM

OIRO £275,000

**A chain free semi-detached property in sought after Overton,
with accommodation offering great potential for
modernisation at a competitive price.**

The property is being offered for sale for the first time in over 50 years during which time it has been well cared for and maintained. It does now offer great potential and will require modernisation and updating. This allows new owners to put their own stamp on it and to make it theirs.

It offers spacious accommodation with flexibility making it well suited to families and couples alike. There is also the scope to extend the accommodation, 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

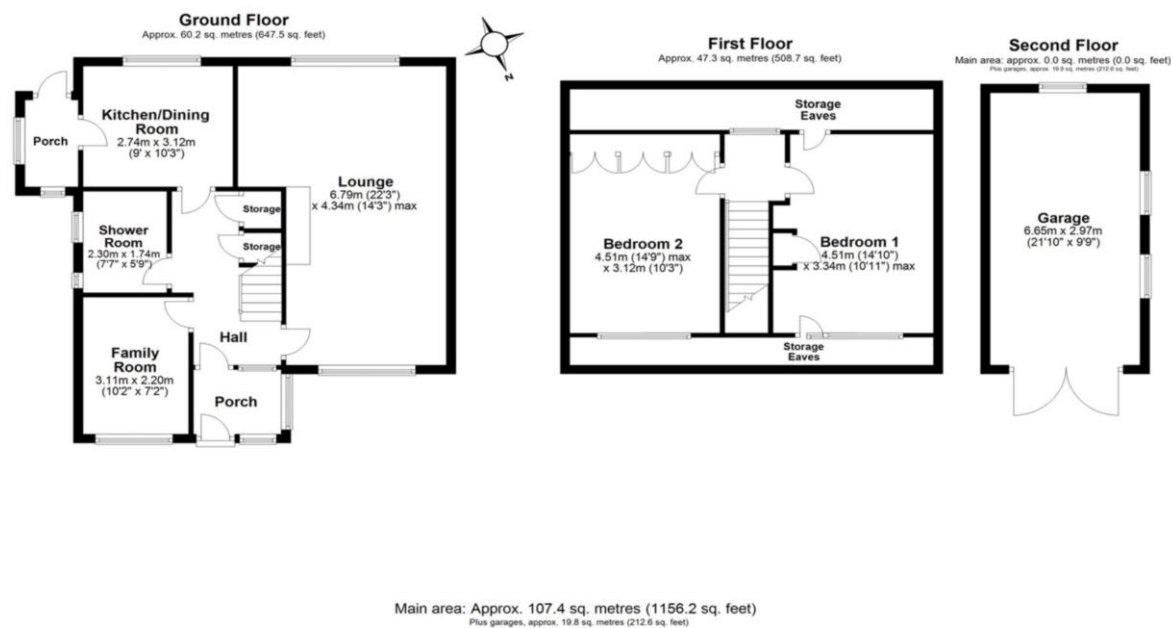
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Awaited.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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