



**GASCOIGNE  
HALMAN**

HOB LANE, DUNHAM ON THE HILL, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## HOB LANE, DUNHAM ON THE HILL, FRODSHAM

**Offers Over £250,000**

**Set in large gardens and in an excellent semi-rural position, convenient for Helsby and Chester, this three bedroom home offers great potential and is being sold with no onwards chain.**

This is a rare chance indeed as the house has never been offered for sale and has been occupied by the same family since it was built in 1939.

Viewers will see that it is a house with strong fundamentals. It is a solid and well built house that has been loved and cared for over the years. There are large gardens to both front and rear and open views over farmland from most windows. It now offers great scope for updating and enhancements to be made, as has already been the case with other properties nearby.

The house could be lived in from day one and the works completed over time and the new owners individual taste and style.





It forms part of a small collection of just eight houses, built in the late 1930's for local families by the council. The house is set back from the lane and has ample driveway parking. The internal layout consists of a hallway, living room, kitchen/diner and a utility/WC. To the first floor are three bedrooms and a modern shower room. Double glazed windows are fitted throughout and oil fired central heating is installed.

The entire plot is approximately 52m in length from front to back (170'), with the house standing about 16m back from the lane. The gardens are laid mainly to lawn with established hedge borders and open farmland beyond.

### LOCATION

Dunham on the Hill is a small rural village surrounded by some of Cheshire's finest open countryside and farmland. The village has an interesting mixture of individual quality homes many of which have links to the agricultural heritage of the area. Some lovely country walks are on the doorstep with Manley Mere and Delamere Forest both nearby. The location is ideal for convenient access to neighbouring centres and the motorway network. Helsby is only a few minutes drive from the village with a Tesco supermarket, pubs and popular schools. Chester is just 7 miles away offering excellent shopping, recreational and leisure facilities. Cheshire Oaks retail and leisure park is 6 miles way. The road and motorway networks allow daily commuter access to the regions commercial centres with Warrington, Liverpool and Manchester all within easy reach.

### TENURE

Freehold

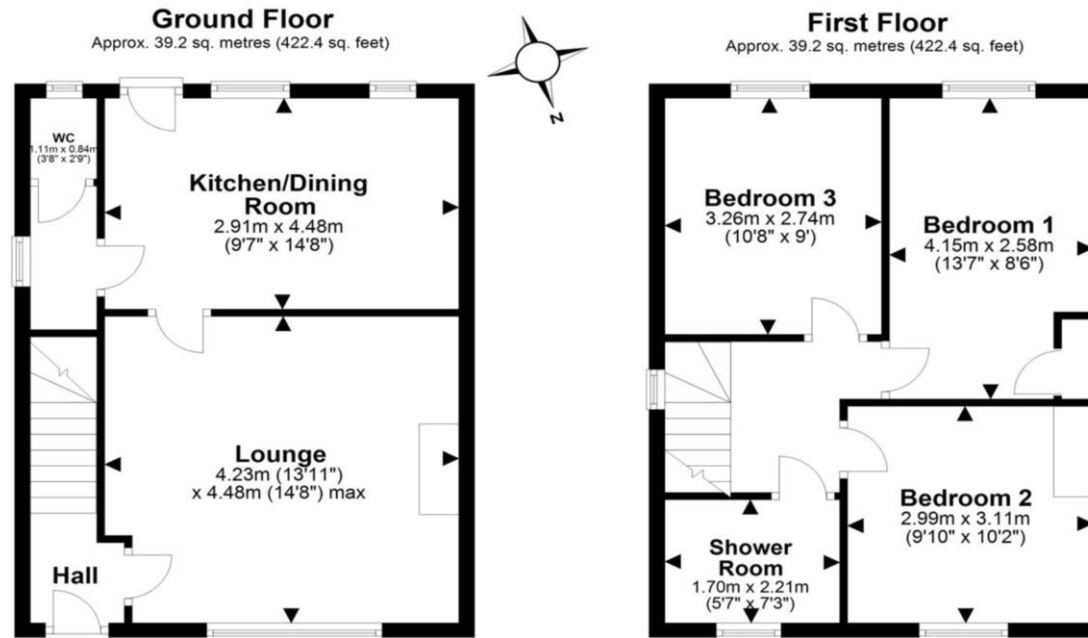
### COUNCIL TAX

Band B. Cheshire West & Chester.

### EPC RATING

Current D.





Total area: approx. 78.5 sq. metres (844.8 sq. feet)

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## FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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