



**GASCOIGNE  
HALMAN**

FRANCIS ROAD, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## FRANCIS ROAD, FRODSHAM

**£300,000**

**A semi-detached family home in a popular, convenient position, with spacious accommodation that has been upgraded and enhanced by the present owners, creating a superb environment for growing families or downsizers.**

This is a home offering more than meets the eye from its external appearance. During their ten years in residence, the present owners have continually invested in the house, replacing internal fittings and making some thoughtful internal layout modifications. The end result is a superb home that can be enjoyed by the new owners straight away.







The ground floor provides a spacious, open plan configuration with a large living room connecting through to a dining area and a smart kitchen. The combined space is great for family living and socialising and also has doors opening to the rear garden. There is a separate and useful utility room and a ground floor shower room.

The first floor offers three double bedrooms, a large bathroom with bath and a separate walk in shower and there is excellent built in storage too.

The property has double glazed windows and gas fired central heating is installed. There is driveway parking to the front and an enclosed rear garden featuring an Indian stone paved patio, lawn and flower beds.

## LOCATION

The property is in a well established and convenient residential cul-de-sac position, well placed for easy access to the centre of Frodsham with a wide range of shops, cafes and bars. There are popular schools available within walking distance and excellent recreational facilities. The road, rail and motorway networks allow access for the commuter to many parts of the North West. Regular, direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

## TENURE

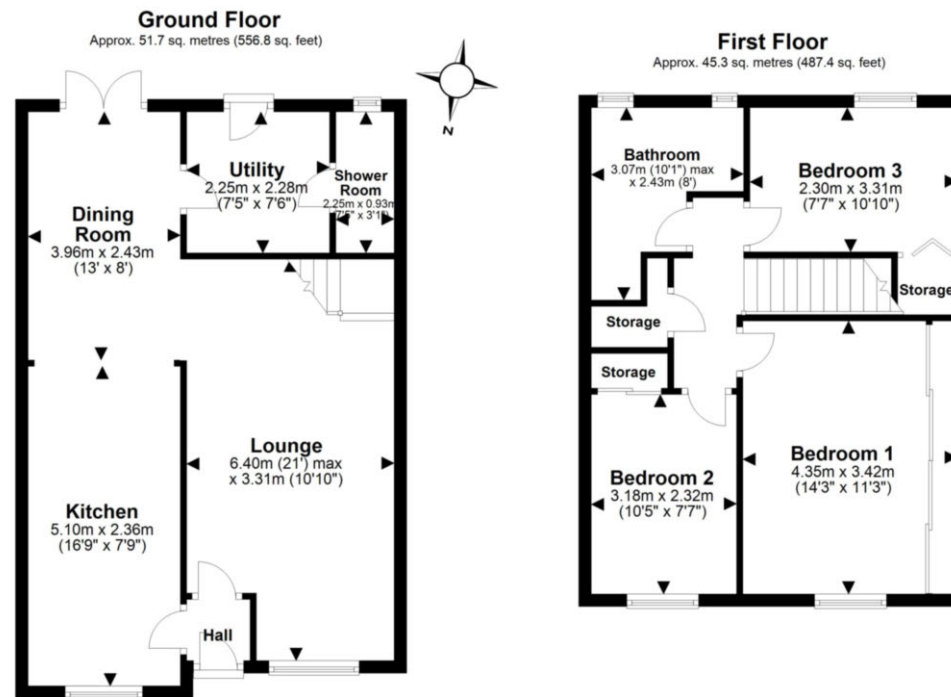
Freehold

## COUNCIL TAX

Band C. Cheshire West & Chester.

## EPC RATING

Awaited.



Total area: approx. 97.0 sq. metres (1044.2 sq. feet)

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## FRODSHAM OFFICE

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