



**GASCOIGNE  
HALMAN**

THIRLMERE CLOSE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## THIRLMERE CLOSE, FRODSHAM

**£350,000**

**A spacious detached bungalow with good sized family accommodation plus an excellent detached home office/studio offering flexible use options.**

This detached bungalow offers flexible layout options making it ideal for families or downsizers alike.

Well presented throughout, the main living area is a large open plan arrangement with the lounge, dining room and kitchen combined forming a great space for family living and for socialising. The lounge has a fitted log burning stove and oak flooring. There are three bedrooms located at the rear of the layout and a modern shower room that features a multi jet steam shower with bluetooth audio system and aromatherapy function. A conservatory is used as a further home office but could be used as another sitting room or playroom.







Externally, there is a separate detached garden lodge used currently as a home office but with scope for multiple uses. The insulated timber structure has a covered entertaining area, a spacious office/studio area and a WC. It has heating/air conditioning installed.

There is a single garage and driveway parking at the front. The rear garden includes a patio area and lawn and there are rural views over farmland from the rear.

### LOCATION

The property is within a popular and well established residential area of Frodsham. Manor House primary school is close by and a small play area and access to open countryside is on the doorstep. The centre of Frodsham is within easy reach with a wide range of shops and services. There are excellent recessional and leisure facilities available in the area,. The road, rail and motorway networks allow access to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

### TENURE

Freehold.

### COUNCIL TAX

Band D. Cheshire West & Chester.

### EPC RATING

Current C.



All measurements are approximate and for display purposes only

Total Area: 129.1 m<sup>2</sup> ... 1389 ft<sup>2</sup>



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## FRODSHAM OFFICE

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