



**GASCOIGNE  
HALMAN**

HAWTHORNE ROAD, FRODSHAM

THE AREAS LEADING ESTATE AGENT

£190,000

**This home, built in 2010, has been owned by the present owners since then. It is a cozy, economical to run and easy to manage home in a great location, just a short walk from the centre of Frodsham. It has been maintained to the highest standards and is offered with vacant possession and no chain.**

The sale of this property represents an ideal opportunity for first time buyers, downsizers and investors. It offers easy to manage and economical to run accommodation and is just a short walk from the centre of Frodsham.

## LOCATION

The property occupies a most convenient position, in a small lane and within a short level walk from the centre of Frodsham. There are excellent shopping and recreational facilities within walking distance plus schools for children of all age groups. The area is also well placed for access to the regions commercial centres via the road, rail and motorway networks. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

## TENURE

Freehold

## COUNCIL TAX

Band C. Cheshire West & Chester.

## EPC RATING

Current E

The layout includes an entrance hall with cloakroom/WC, lounge and kitchen. To the first floor are two double bedrooms and a bathroom. Double glazed windows and fitted and electric heating is installed. There is an enclosed rear garden and driveway parking to the side.

## FRODSHAM OFFICE

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Pollard Building, Church Street, Frodsham, WA6 7DW

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GROUND FLOOR  
277 sq. ft. (25.7 sq.m.) approx.



1ST FLOOR  
277 sq. ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 554 sq. ft. (51.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other areas are approximate and not to scale. These plans are for identification purposes only and should be used as such by any prospective purchaser or tenant. They are not to be used for planning purposes and should not be relied on for any other purpose. Please contact the office for an accurate floorplan. ©2025  
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