



**GASCOIGNE
HALMAN**

9 CONISTON DRIVE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



9 CONISTON DRIVE, FRODSHAM

£360,000

A detached house with superbly maintained and impeccably presented, spacious and versatile accommodation, excellent gardens and elevated views over Frodsham and beyond to the front.

This is a much loved home that has been in the same ownership since it was built in the early 1960's. It has recently been subject to significant enhancement and investment creating a lovely home ready for it's new owners. Pull up outside and the first thing to note is the smart polymer resin bonded driveway with a unique No. 9 motif. This sets the tone for the rest of the property which, over the past 7-8 years has also had a new roof and a smart modern kitchen.



The layout of the accommodation has flexibility and can be configured to provide three or four bedrooms. There is a good sized lounge, superb kitchen with white, gloss finish cabinets and high end Bosch appliances including an induction hob, fan assisted and microwave ovens, dishwasher, fridge and freezer. There are two ground floor bedrooms and a shower room and two further double bedrooms on the first floor. Gas fired central heating is installed and double glazing is fitted throughout.

There is ample driveway parking and a brick built garage with useful store/workshop area to the rear. There are well established gardens to the front and rear with lawns, flower beds and sandstone rockery walls.

LOCATION

The property enjoys an excellent position within a very popular area of Frodsham. It forms part of a well established residential development of similar detached family homes known locally as The Lakes Estate. The property is within a short walk of open countryside where some great walks can be enjoyed and is within catchment and a short walk from Manor House Primary School. The centre of Frodsham is also within walking distance with a wide range of shops and services. An historic street market takes place every Thursday and an artisan producers market is held each month. The road, rail and motorway networks allow daily commuter access to many parts of the North West.

TENURE

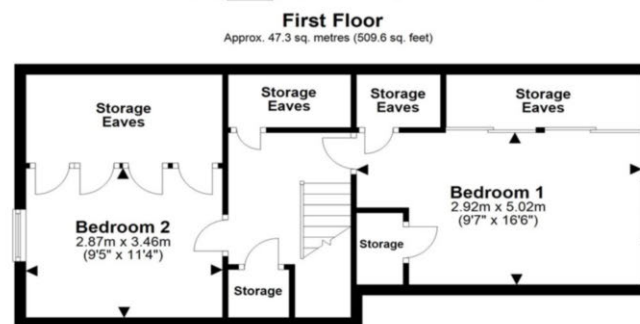
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

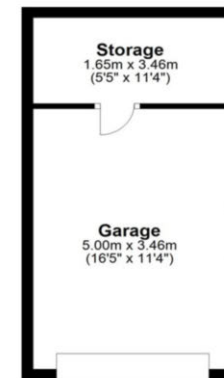
EPC RATING

Current D.



Main area: Approx. 115.9 sq. metres (1247.6 sq. feet)
Plus garages, approx. 23.4 sq. metres (251.4 sq. feet)

Second Floor
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 23.4 sq. metres (251.4 sq. feet)



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.

FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**