



**GASCOIGNE  
HALMAN**

2 EDEN COTTAGES, OFF BRADLEY LANE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## 2 EDEN COTTAGES, OFF BRADLEY LANE, FRODSHAM

**£450,000**

**A beautifully presented, extensively renovated and stylishly extended period house of immense quality in a secluded and much sought after setting, off Bradley Lane.**

This is a unique house with character throughout and an interior packed with quality, modern refinements. It has accommodation that offers flexibility and will appeal to buyers at different stages of life, families and couples alike.

The property has strong visual appeal with a period double fronted facade and arched sandstone side gate. Internally, the layout includes two living rooms to the front, one with a feature fireplace and a gas stove. At the back of the house, directly opening to the fantastic garden is a large open plan breakfast kitchen and family area, the perfect setting for day to day life.







The kitchen is fitted with a range of stylish modern units complimented by the use of rustic materials such as granite and oak worktops and stone flooring. Bi folding doors open to the secluded garden creating a seamless link between the indoors and outdoor space. There is a utility room and a shower room which is a useful and well planned additional use of space.

The first floor offers two spacious double bedrooms and a nursery/child's bedroom or home office. There is a beautifully fitted bathroom complete with Victorian style fittings. There are bespoke built in wardrobes to the main bedroom and useful loft storage has been created. Double glazed windows are fitted through and gas fired central heating is installed.

Externally, the gardens have been transformed by the present owners. There is a large but easy to manage garden to the rear that is fully enclosed and really private. There is a spacious lawn, paved patio and a children's play area plus a garden shed. There is plenty of driveway parking, a circular lawn and a further patio area.



## LOCATION

The location of the house is one of the most sought after of Frodsham. It is tucked away, approached over a private driveway. The area is well known for individual mature houses and it's close proximity to open countryside whilst also being within easy reach of many local facilities. There are popular schools in the area and the centre of Frodsham is just over a mile away with a good selection of shops, cafes and bars. There are excellent recreational facilities in the area. The road, rail and motorway networks allow access many parts of the North West with Chester, Warrington, Liverpool and Manchester all within daily commuting distance.

## TENURE

Freehold.

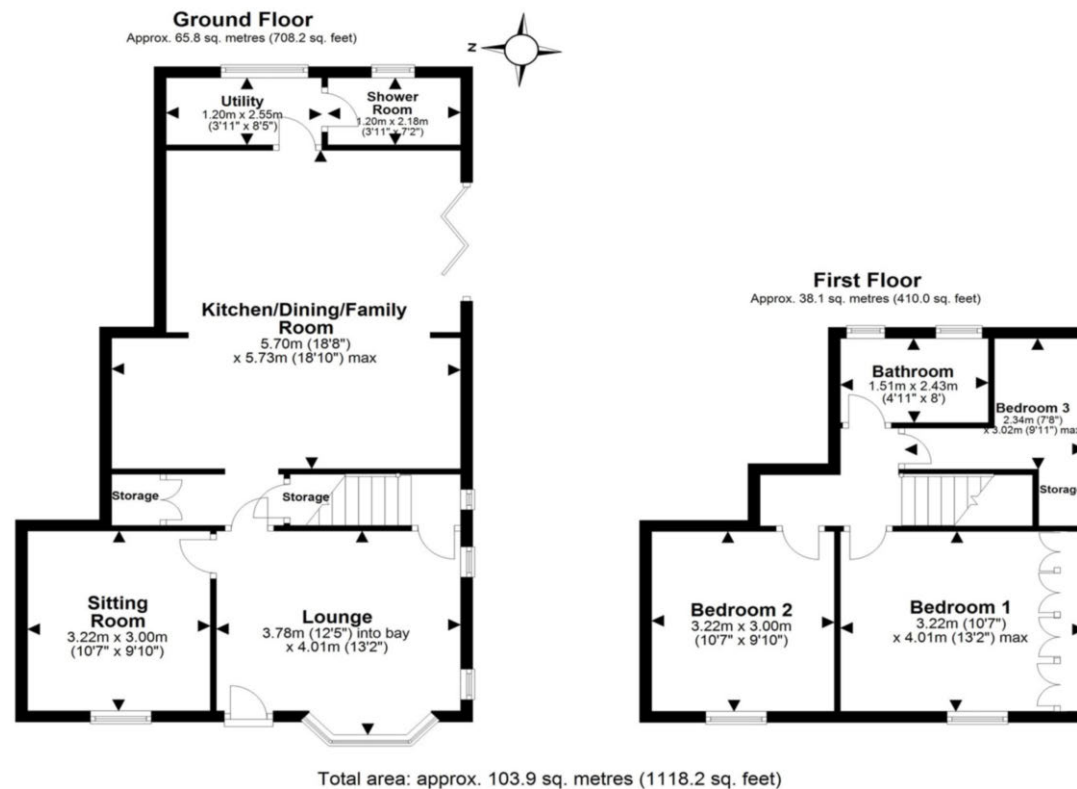
## COUNCIL TAX

Band D. Cheshire West & Chester.

## EPC RATING

Awaited.





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## FRODSHAM OFFICE

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