



**GASCOIGNE
HALMAN**

HAMBLETT'S HOLLOW, NORLEY, FRODSHAM

THE AREA'S LEADING ESTATE AGENT



HAMBLETT'S HOLLOW, NORLEY, FRODSHAM

Offers Over £425,000

The sale of this semi-detached family home represents a rare buying opportunity within the much sought after rural village of Norley.

This is the only house to change hands in Hamblett's Hollow for over 15 years with only 5 recorded sales in the road in the past 30 or so years.

The property has been subject to investment and improvement during our clients period of ownership with substantial and well designed extensions being built to create excellent living space.

The accommodation extends to almost 1400 sq ft (129 sq m). The layout and current configuration is ideal for modern day family life with a spacious open plan feel.





The lounge is to the front of the house with views across fields. The kitchen and family room are fantastic living areas that connect and combine to form the hub of the home. The kitchen is fitted with modern cabinets and has plenty of space for dining and entertaining. The adjoining family room has a high vaulted ceiling and bi folding doors opening onto the rear garden. There is a utility room, a walk in pantry and a cloakroom/WC.



To the first floor, there are four bedrooms with one interconnecting to another making it suited to younger children or for use as a home office. The family bathroom has modern fittings and wall tiling. Gas fired central heating is installed and there are double glazed windows fitted throughout.

There is driveway parking to the front with EV charging. The rear garden is a good size, principally laid to lawn but with a patio area, mature trees and well stocked borders. There are a couple of garden sheds and a greenhouse.

LOCATION

Norley is a much sought after rural village, surrounded by open countryside and close to Delamere Forest. The village has a highly regarded Church of England primary school, village churches, local community store and a popular public house, The Tigers Head. The nearby towns of Frodsham and Northwich provide excellent shopping and recreational facilities. The location also allows access for daily commuting to many parts of the North West with Chester, Warrington, Liverpool and Manchester all within easy reach.

TENURE

Freehold.

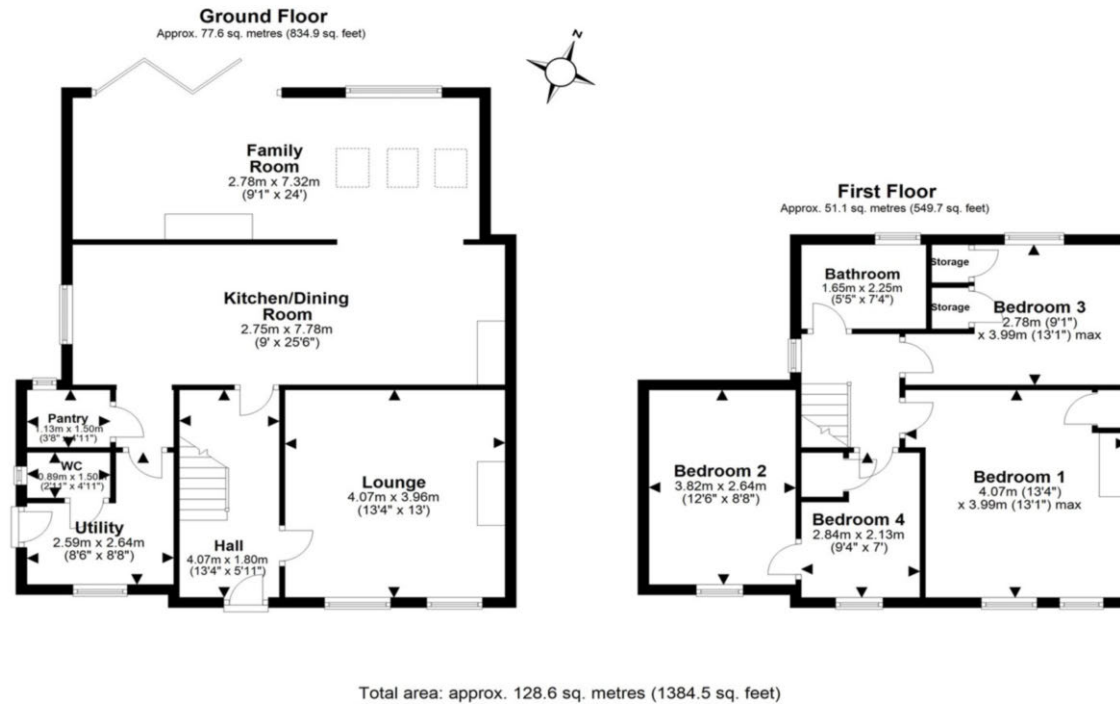
COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current C





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