



**GASCOIGNE  
HALMAN**

FOXGLOVE COURT, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## FOXGLOVE COURT, FRODSHAM

**OIRO £675,000**

**A one off, individually designed and substantial detached house enjoying a secluded yet convenient position, within walking distance of the centre of Frodsham.**

This individually designed detached house was built in the mid 1990's and has had one owner since. The design and layout provides space and flexibility to accommodate larger families with ease. Extending to over 2700 sq ft (252 sq m), the accommodation can be adapted to suit individual requirements.







The accommodation has been well maintained and cared for by the present owners and can be moved in to and enjoyed from day one. There is however the potential for new owners to modernise and update to suit their own needs and requirements.

The accommodation is well balanced with three large separate living rooms, a home office, kitchen, utility room and cloakroom/WC, all complemented by a large and welcoming entrance hall. The first floor has four large double bedrooms and four bathrooms, all en-suite.

Gas fired central heating is installed and double glazed windows are fitted throughout.

The garden extends to approximately 0.2 of an acre and has a long driveway proving plenty of parking and turning space. This leads to a substantial double garage with electrically operated door. The private rear garden has an outlook over large gardens of neighbouring houses and includes patio areas, lawn and flower borders.

## LOCATION

The house forms part of a small, select cul-de-sac of just seven detached homes. It enjoys a secluded position within a sought after, mature area of Frodsham known for its mixture of fine quality individual homes. The property is well placed within walking distance of all local facilities and the centre of Frodsham. There is a good range of local independent and national retailers, bars and restaurants. There are good schools for children of all ages in the area and excellent recreational facilities. Open countryside is nearby and Delamere Forest is a short car or bike ride away. The road, rail and motorway networks allow access to the regions commercial centres with Chester, Warrington, Manchester and Liverpool all within easy commuting distance. Liverpool John Lennon and Manchester Airports are within 30 minutes drive of the house.

## TENURE

Freehold.

## COUNCIL TAX

Band G. Cheshire West & Chester.

## EPC RATING

Current C.



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## FRODSHAM OFFICE

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