



**GASCOIGNE
HALMAN**

RED LANE, FRODSHAM, A DETACHED FAMILY HOME
IN A GREAT LOCATION WITH DOUBLE GARAGE

THE AREAS LEADING ESTATE AGENT



RED LANE, FRODSHAM, A DETACHED FAMILY HOME IN A GREAT LOCATION WITH DOUBLE GARAGE

£550,000

An impressive and appealing detached family home with generously proportioned rooms, four bedrooms, two bathrooms, private rear garden and a double garage.

This excellent family home has been in the same ownership since it was built in 1978. This reflects the appeal of the location and of the house itself and as such, represents a rare buying opportunity.

The house has been subject to ongoing investment and enhancement over the years and is now ready for new owners to move in and enjoy from day one.

The design of the house and a modified ground floor layout results in accommodation perfectly aligned with modern day life.





There is a spacious reception hall with cloakroom/WC and a large lounge. The kitchen/dining and living room combines a quality modern kitchen and space for informal dining and socialising. There is also a utility area with laundry appliances and further storage. On the first floor, there are four good sized bedrooms, en-suite shower room and a family bathroom.

There is a private South facing rear garden with patio and lawn. A double garage is to the rear with extensive driveway parking accessed via Fieldway.

LOCATION

The house is set back and slightly elevated from the road and enjoys a mature wooded aspect to the front. The property is best approached by car at the rear, via Fieldway. This is a first class residential area, adjacent to Overton, one of the oldest parts of Frodsham. Historic St Laurence's Church is at the heart of the community and there is a popular primary school close and two public houses. The centre of Frodsham is just a short walk away with a wide and varied range of shops, recreational and leisure facilities. Frodsham Hill and The Sandstone Trail are also nearby offering some excellent local walking. The road, rail and motorway networks allow convenient access to the regions main employment centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

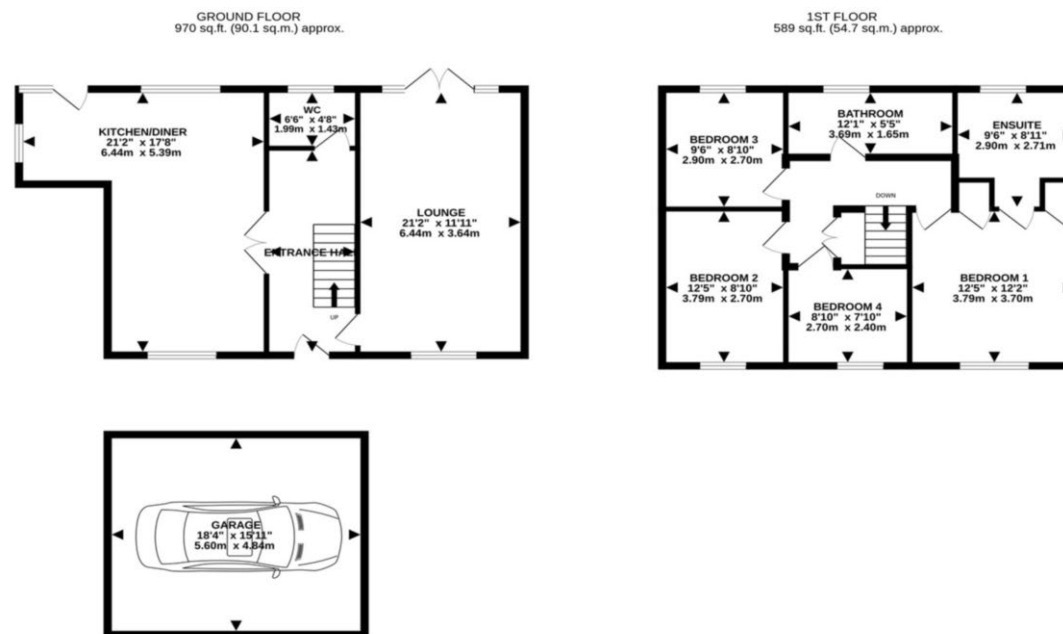
Freehold.

COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Current - C.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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