



**GASCOIGNE
HALMAN**

ASHLANDS, FRODSHAM

THE AREAS LEADING ESTATE AGENT



ASHLANDS, FRODSHAM

Offers Over £500,000

A detached family home within walking distance of the centre of Frodsham and Overton, offering spacious, upgraded accommodation with four bedrooms and office, luxury bathroom, large garden room and secluded rear garden.

Inside this 1980's built detached house you'll find impressive, adaptable accommodation with a modern, bright look and feel. High quality flooring runs throughout the ground floor connecting two separate living rooms and a superb air conditioned garden room. The kitchen lies at the heart of the house and has oak cabinets and granite worktops. The rooms can be combined for entertaining and family gatherings or used independently when required.



Over two upper floors are four good sized bedrooms, an office and a spacious luxuriously appointed bathroom.

There is ample driveway parking, a brick built garage and a secluded, West facing rear garden.

LOCATION

Ashlands is a cul-de-sac of detached family homes in a first class residential area. Overton is close by and is one of the oldest parts of Frodsham with historic Grade I Listed St Lawrence's Church at the heart of the community. There is also a popular primary school close by and two popular pubs. The centre of Frodsham is just a few minutes away on foot or by car and offers a wide and varied range of shops, recreational and leisure facilities. Frodsham Hill and The Sandstone Trail are also nearby offering delightful country walks. The road, rail and motorway networks allow daily commuter access to the regions commercial 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.



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