



**GASCOIGNE
HALMAN**

THE WILLOWS, FRODSHAM

THE AREAS LEADING ESTATE AGENT



THE WILLOWS, FRODSHAM

£325,000

A immaculately presented semi-detached house in a sought after and convenient position, within walking distance of the centre of Frodsham.

The sale of this semi-detached house represents a rare buying opportunity as it has been owned and enjoyed by the same family since it was built in 1970. The property has been maintained to an excellent standard throughout but does offer scope for new owners to complete some cosmetic updating and to make it their own.





The well proportioned accommodation is arranged with two spacious, interconnecting living rooms and a fitted kitchen to the ground floor with three good sized bedrooms and a bathroom to the first. The property has double glazed windows and gas fired central heating is installed.

There is plenty of driveway parking and a carport to the side leading to a brick built garage. The enclosed garden enjoys a West facing aspect and a high degree of privacy, backing on to school playing fields.

LOCATION

The location of the property is ideal for convenient access to the centre of Frodsham. The Willows is one of the most popular areas of Frodsham situated off Fluin Lane and within a few minutes walk from the town centre. There are excellent shopping facilities and a number of popular cafes, bars and restaurants in town in addition to Castle Park gardens and park. An historic street market is held each Thursday and an artisan producers market held monthly. There are excellent recreational and leisure facilities in abundance locally. Frodsham lies close to open countryside and Delamere Forest is only a few minutes away by car. The road, rail and motorway networks allow access to the regions commercial centres.

TENURE

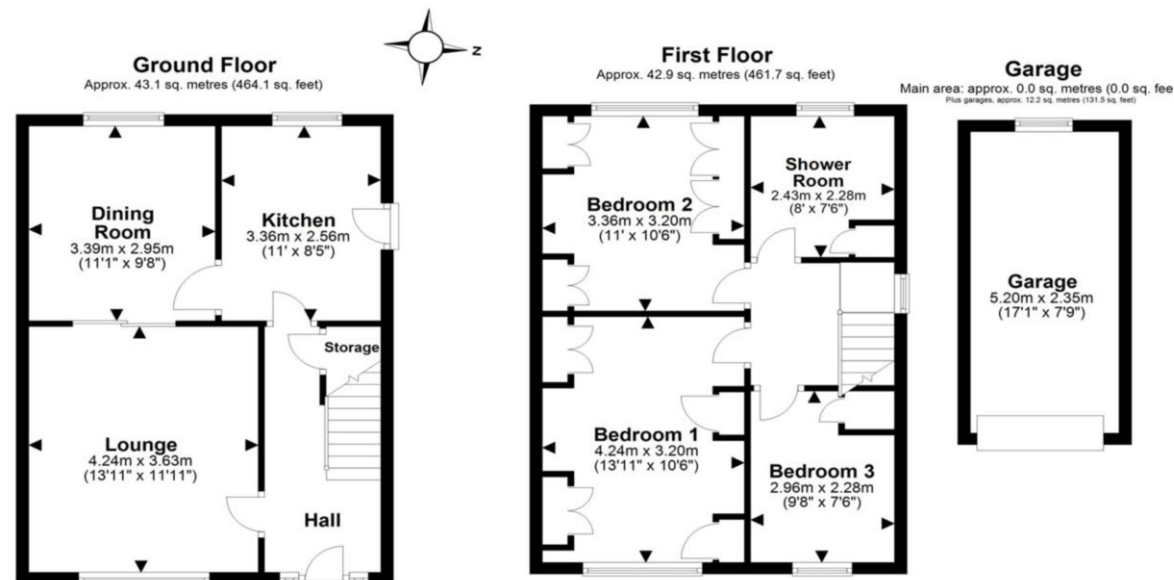
The property is Freehold but subject to a perpetual fixed rent charge of £18 per year.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current C.



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