



**GASCOIGNE
HALMAN**

GLENHOLME, CHURCH ROAD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



GLENHOLME, CHURCH ROAD, FRODSHAM

Offers in region of £550,000

A character Edwardian semi-detached house offering spacious, high quality accommodation, set within a highly sought after residential position.

This substantial Edwardian family home offers an impressive balance of period character with high quality modern refinements.

This creates a home with warmth and a lovely atmosphere that will be best appreciated on internal viewing.

The house was subject to a comprehensive, top to bottom refurbishment by previous owners and has been subject to ongoing investment and enhancement since then. Stylish internal finishes include oak interior doors, a timber and cast iron staircase and balustrades, quality flooring and a tasteful decorative theme throughout.





The ground floor includes a welcoming entrance hallway, large lounge with log burning stove, and a separate dining room. A high quality Siematic kitchen is fitted with polished granite worktops and high end built in appliances. A large garden room is accessed from both the kitchen and dining room creating a great space for entertaining family and friends. This room and the second floor bedroom are fitted with air conditioning/heat exchange unit for maximum comfort all year round.

Over the first and second floors are three double bedrooms, an office, two smart bathrooms and a washroom/WC. The main bedroom enjoys views to the front over historic, Grade I Listed St. Laurence's Church and also has bespoke fitted wardrobes and an en-suite shower room.

Externally, there is off road parking to the rear and private, low maintenance gardens to the side and front.

LOCATION

The quality and convenience of the location really does need emphasising. Overton is one of the most sought after areas of Frodsham and deservedly so. It remains popular with buyers of all age groups and has the feel of a village within Frodsham. At the heart of the community is historic Grade I listed St Laurence's Church. Highly regarded Frodsham C of E Primary school is close by plus two popular pubs. Frodsham Hill is on the doorstep with some great walks along The Sandstone Trail. The centre of Frodsham is a 10 minute walk away with a good selection of shops and facilities. Frodsham is also an ideal base for the commuter with road, rail and motorway access to many parts of the North west and beyond. Regular direct train services connect to Chester, Warrington, Liverpool and Manchester.

TENURE

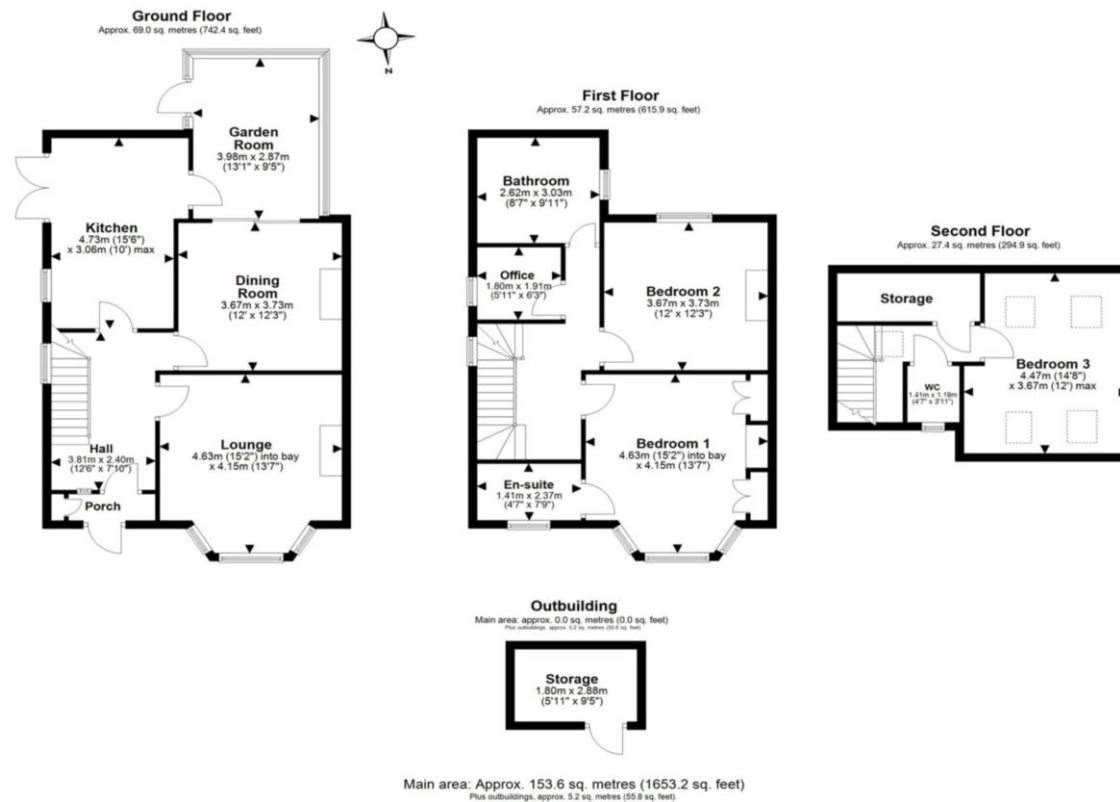
The property is Leasehold for the residue of an initial 999 year term from 1920. Ground rent of £4 per year is payable but has not been collected in many years.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current D.



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