



**GASCOIGNE
HALMAN**

MANSEFIELD ROAD, KINGSLEY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



MANSEFIELD ROAD, KINGSLEY, FRODSHAM

£335,000

A well presented semi-detached family home set in sought after Kingsley village, with open countryside on the doorstep and Delamere Forest just minutes away. The house offers extended accommodation and a secluded, West facing rear garden.

The property provides a practical and adaptable open plan ground floor layout which is perfectly aligned to family life. Oak flooring runs through the most of the ground floor. The welcoming entrance hall leads to a family room which in turn opens into the large lounge. This room has a log burning stove and opens directly into the spacious dining room. There is a high vaulted ceiling with Velux windows and doors opening onto the rear garden.





There is a cloak/utility room and the good sized kitchen is fitted with a range of units and has a built in gas hob, extractor hood and an electric double oven.

The first floor offers three double bedrooms and a bathroom with a modern white suite. The property has double glazed windows and a gas fired central heating system is installed.

There is a brick built garage and driveway parking plus well established gardens to both the front and rear. The rear garden enjoys a high level of privacy and gets plenty of afternoon sunshine.

LOCATION

Kingsley is a very popular rural village surrounded by open countryside and farmland and close to Delamere Forest. The village has a thriving community spirit with a busy community centre. There is a village Co-Op store and Post Office, two popular primary schools, popular Churches and a village pub. The property also lies within the catchment for Helsby High School. Frodsham and Northwich are both nearby offering a wide selection of shops. The road, rail and motorway networks allow daily commuter access to the regions commercial centres.

TENURE

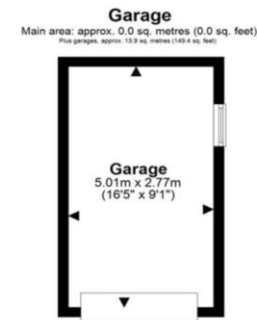
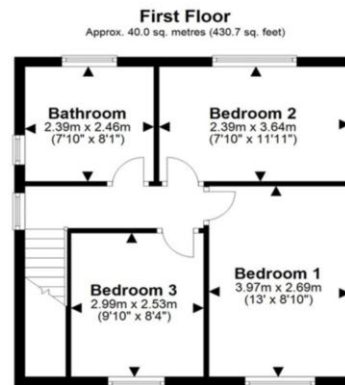
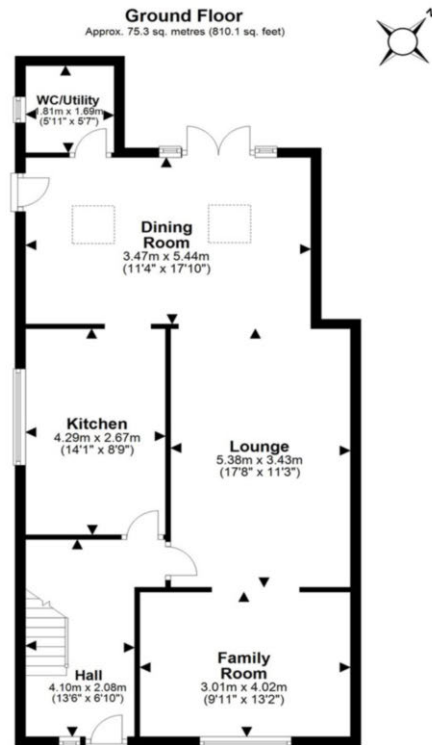
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D.



Main area: Approx. 115.3 sq. metres (1240.9 sq. feet)
Plus garages: approx. 13.9 sq. metres (149.4 sq. feet)

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