



**GASCOIGNE
HALMAN**

HIGH STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



HIGH STREET, FRODSHAM

£365,000

A hugely appealing, character Victorian property offering spacious accommodation with modern style and retained original features, in a superb High Street position, close to the centre of Frodsham.

This unique property cleverly combines a character feel with a stylish and modern interior. The accommodation is spacious and adaptable, arranged over three floors and extending to over 1200 sq ft (114 sq m).

The ground floor includes an entrance hallway opening into the kitchen/dining room. There are modern fitted units with granite worktops and built in appliances including a gas hob, double oven, fridge/freezer and dishwasher.





The good sized lounge has a bay window to the front, a high ceiling with cornice and a fireplace with fitted log burning stove. The first floor offers a spacious double bedroom with views of Trinity Church to the front, a modern bathroom with luxury suite and separate shower cubicle and a useful laundry room. Two further double bedrooms are located on the second floor. The house has PVC double glazed windows and a gas fired central heating system is installed. There is an enclosed courtyard garden providing a delightful, secluded area for outdoor entertaining. Parking is available to the front.

LOCATION

The house forms part of a row of similar character Victorian homes known as Rock Mount. It occupies a convenient position within the Frodsham High Street Conservation Area with views of iconic Trinity Church at the front. The location is just a few minutes walk of the town centre. There is a good selection of shops, bars and cafes and excellent recreational facilities. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

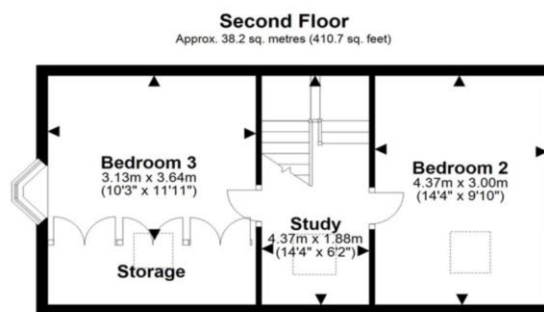
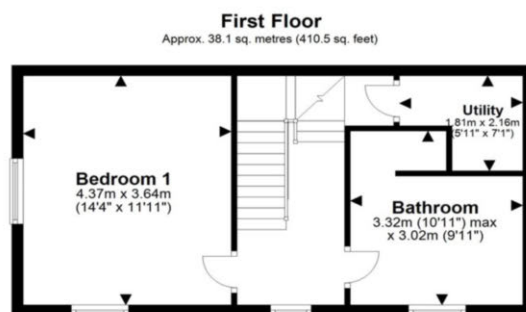
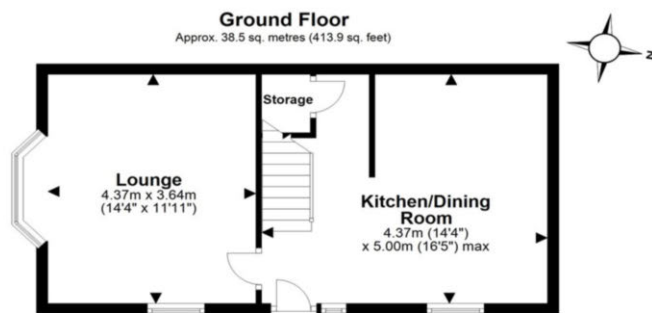
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 114.7 sq. metres (1235.1 sq. feet)

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