



**GASCOIGNE  
HALMAN**

TRINITY GARDENS, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## TRINITY GARDENS, FRODSHAM

### Offers in Region of £360,000

**An elegant Georgian style family home offering impressive and adaptable accommodation, set within an exclusive development of high quality homes, adjacent to the iconic Grade II Listed Trinity Church spire.**

A stylish, character townhouse forming part of an exclusive award winning development of luxury homes, built in 2005 by reputable local builders, Charter Homes.

This is a spacious property with accommodation arranged over three floors extending to over 1450 sq ft (135 sq m). The house was built using quality materials and incorporating interesting design features such as Cheshire brick walls and double glazed sash windows.





The interior includes a long hallway with a panelled entrance door with glass fanlight above and oak effect laminate flooring. There is a large under stairs storage cupboard, a separate coat store and a Cloakroom/WC. The kitchen/dining room has a range of eye level and base units and includes a built in gas hob and extractor hood, built in electric oven, fridge/freezer, washing machine and dishwasher. The lounge has double doors opening to the rear garden. The first floor offers three bedrooms, two spacious doubles and a single with one having an en-suite shower room. There is a spacious family bathroom. The main bedroom occupies the entire top floor and enjoys super views to the rear towards Frodsham Hill. There are custom built fitted wardrobes and an en-suite shower room. The property has double glazed windows and a gas fired central heating system is installed. There is a covered car port to the side and an additional allocated parking space.

The rear garden includes a secluded patio area and elevated garden beyond with lawn and flower beds.

Please note: The seller of this property is related to an employee of Gascoigne Halman.

### LOCATION

The house is tucked away and enjoys a degree of privacy and seclusion yet is a short walk away from the centre of Frodsham. There is a wide range of shops and services, bars and restaurants. There are good schools in the area for children of all age groups and open countryside is nearby with Delamere Forest approximately ten minutes away by car. The road, rail and motorway networks allow access to the regions commercial centres. Regular direct train services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

### TENURE

Freehold.

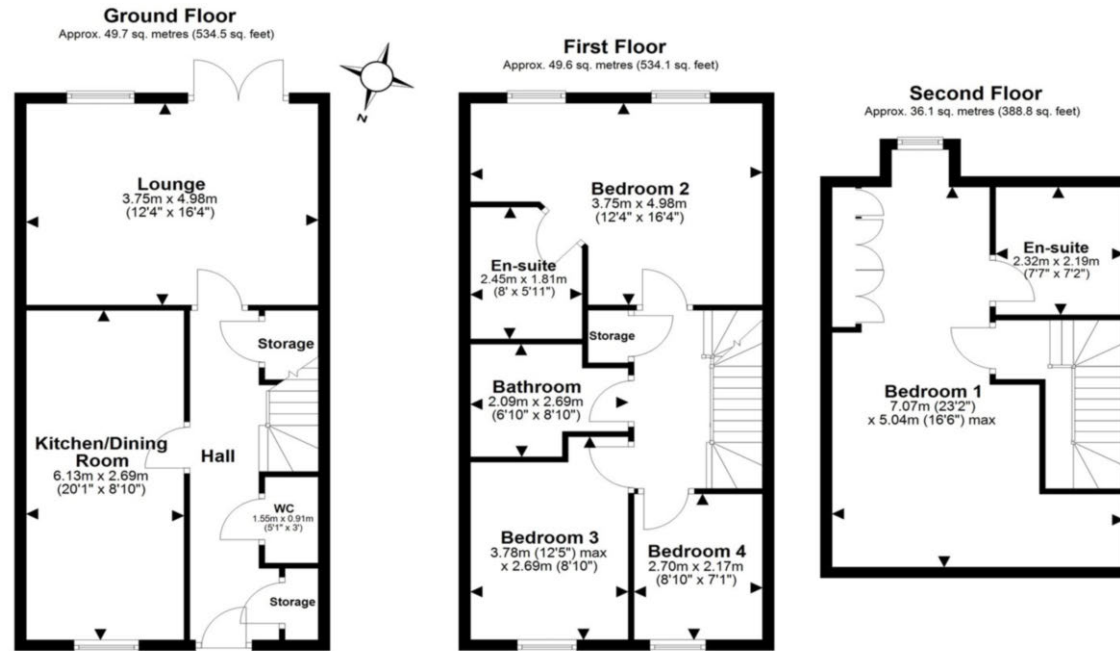
### COUNCIL TAX

Band E. Cheshire West & Chester.

### EPC RATING

Current C.





Total area: approx. 135.4 sq. metres (1457.4 sq. feet)

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## FRODSHAM OFFICE

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