



**GASCOIGNE
HALMAN**

35 SANDFIELDS, FRODSHAM

THE AREAS LEADING ESTATE AGENT



35 SANDFIELDS, FRODSHAM

Offers Over £220,000

This mid terraced townhouse offers incredible space, flexibility and a great location for a competitive price. The house also offers great potential as it is in need of complete internal refurbishment, giving the new owners chance to make it theirs.

Arranged over three floors and with accommodation extending to over 1170 sq ft (109 sq m) this is a home offering impressive levels of space and flexibility at a competitive price. The house has scope for improvement and updating giving the new owner the opportunity to invest capital and imagination and create their own home.





The house has been maintained over the years and has had a new flat roof covering in 2022. Internally, the ground floor includes a hallway, utility room, cloakroom/WC and a room that can be used as a home office or fourth bedroom if required. The lounge is on the first floor along with the kitchen/diner.

On the second floor, there are three bedrooms and a bathroom. Double glazed windows are fitted and gas fired central heating is installed. There is an integral garage, driveway parking and a low maintenance rear garden.

LOCATION

The property is situated in a most convenient position, adjacent to the town centre and excellent local facilities. Frodsham is a much sought after market town, with a wide range of shops, cafes, restaurants and bars. The health centre, dentist surgeries, library and sports centre are all close by. The location is ideal for easy access to Chester, Liverpool, Manchester and North Wales via an extensive road network including the M53 and M56 motorways. Frodsham train station is on the Chester/Manchester line with regular services also running to Liverpool.

TENURE

The property is Leasehold for the remainder of an initial 800 year lease from 1974. Ground rent is £30 per year.

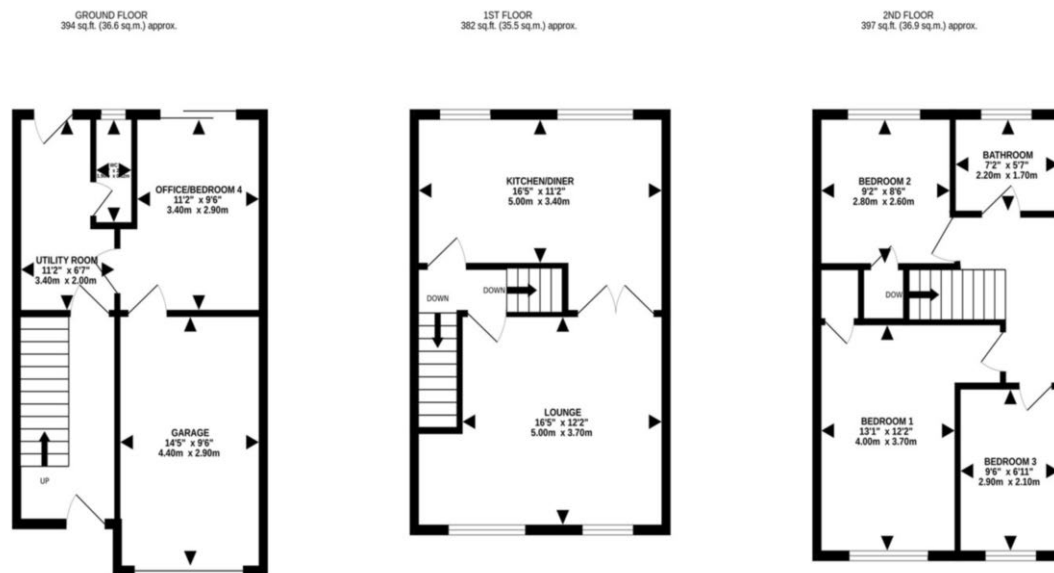
COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current E.

RECEPTION 1



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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