



**GASCOIGNE
HALMAN**

35 FRANCIS ROAD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



35 FRANCIS ROAD, FRODSHAM

£280,000

Semi-detached family homes within walking distance of the centre of Frodsham are in constant high demand so this is an opportunity not to be missed. The house offers well presented accommodation including spacious open plan living to the ground floor and three double bedrooms.

The accommodation offered provides a spacious open plan living room with an adjoining family room. This space can be adapted to suit individual needs such as home working or for use as a play room.





The kitchen is fitted with a range of units with built in oven and hob. The first floor offers three double bedrooms and a smart modern bathroom. Gas fired central heating is installed and double glazed windows fitted throughout.

French doors from the living room connect the indoors to the outdoors seamlessly. The garden has been designed for ease of maintenance with artificial grass and a paved patio.

LOCATION

The property is in a well established and convenient residential cul-de-sac position, well placed for easy access to the centre of Frodsham. The town offers a wide range of shops, cafes and bars. An historic street market is held each Thursday and an artisan producers market held monthly. There are popular schools available within walking distance and excellent recreational facilities. The road, rail and motorway networks allow access for the commuter to many parts of the North West. Regular, direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

Freehold.

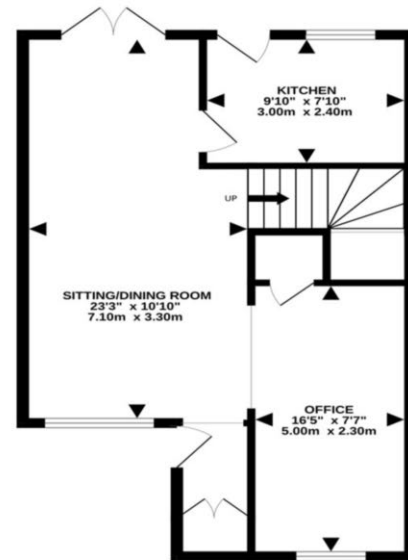
COUNCIL TAX

Band C.

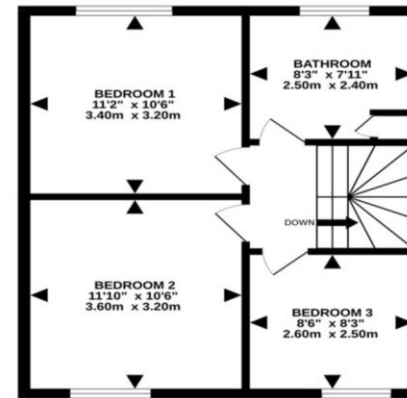
EPC RATING

Current D.

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.
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FRODSHAM OFFICE

01928 739777

frodsham@gscoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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