



**GASCOIGNE
HALMAN**

ELLMAE HOUSE, 13 ARRAN DRIVE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



ELLMAE HOUSE, 13 ARRAN DRIVE, FRODSHAM

£350,000

A meticulously presented semi-detached family home within the sought after Overton area of Frodsham.

Extensively refurbished in recent years, this property offers accommodation with a smart modern look, secluded, low maintenance rear garden and a separate home office.

This semi-detached family home offers extended accommodation that is presented throughout in first class order. High quality improvements have been completed creating a home ready to be enjoyed by new owners from day one without the need for further investment.





The ground floor features a spacious lounge with log burning stove. An open plan living/dining room sits central to the layout and is ideal for socialising and family life. The dining area is a light, bright space with a high vaulted ceiling, Velux windows and double doors opening to the rear garden. There is a cloakroom/WC and utility area. The kitchen is fitted with modern units and includes a built in dishwasher and fridge/freezer.

Three bedrooms and a modern bathroom are to the first floor. There is a block paved driveway/forecourt to the front providing plenty of off road parking. The rear garden is beautifully landscaped to create a low maintenance space for enjoyment and al fresco dining. There is also a detached, insulated garden office/studio.

LOCATION

The house enjoys a cul-de-sac position within the highly sought after Overton area of Frodsham. At the heart of the community is popular Frodsham Church of England primary school and the historic Grade I listed St Lawrence's Church. There are two popular pubs and easy access onto Frodsham Hill with some excellent walks. The centre of Frodsham is less than 1 mile away with a wide range of shops and services. The road, rail and motorway networks allow daily commuting access to many parts of the North West. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

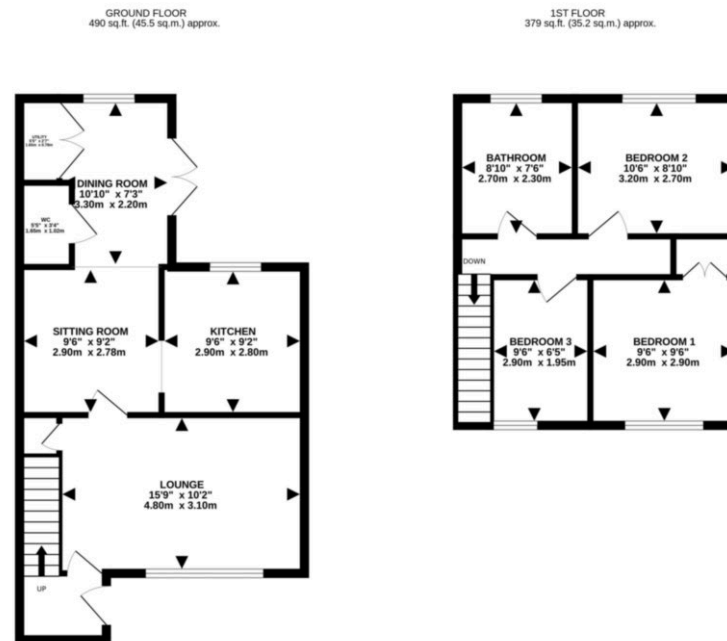
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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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