



**GASCOIGNE
HALMAN**

55 DORIC AVENUE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



55 DORIC AVENUE, FRODSHAM

£330,000

A superb, 1930's built period semi-detached house within a much sought after area, enjoying a large rear garden and great views to Frodsham Hill.

Built in 1939 by reputable local builders, Clare and Ryder, this appealing, traditional bay fronted semi detached house has been in the same ownership since 1977.

It is a much loved family home retaining many of the original features. It has been maintained to a good standard throughout and also benefits from an extension to the rear.





The road is well known and admired locally and attracts owners that tend to stay for many decades, as has been the case in this instance. Many nearby houses that have changed hands in recent years have been subject to significant financial investment and the potential exists to do the same with this property.

The current layout includes an entrance hall, lounge, dining room and kitchen. There are three bedrooms, a bathroom and separate WC to the first floor. Double glazed windows are fitted and gas fired central heating is installed.

The rear garden is approximately 100' long and has been the previous owners pride and passion. There is a large lawn, an array of flowering plants, shrubs and trees. A previously productive vegetable garden lies at the end of the plot with a greenhouse. There is a substantial detached garage that may contain asbestos sheet roofing, requiring specialist removal and disposal.

Please Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

LOCATION

The house is located within a particularly sought after area of Frodsham, convenient for access to popular local schools and with open countryside nearby. The centre of Frodsham is approximately 1 mile away with a good range of shops and facilities and there are excellent recreational facilities in the area. An historic street market dating back to the 13th Century is held each Thursday and an artisan producers market is now held each month. The road, rail and motorway networks allow the commuter access to many parts of the North West.

TENURE

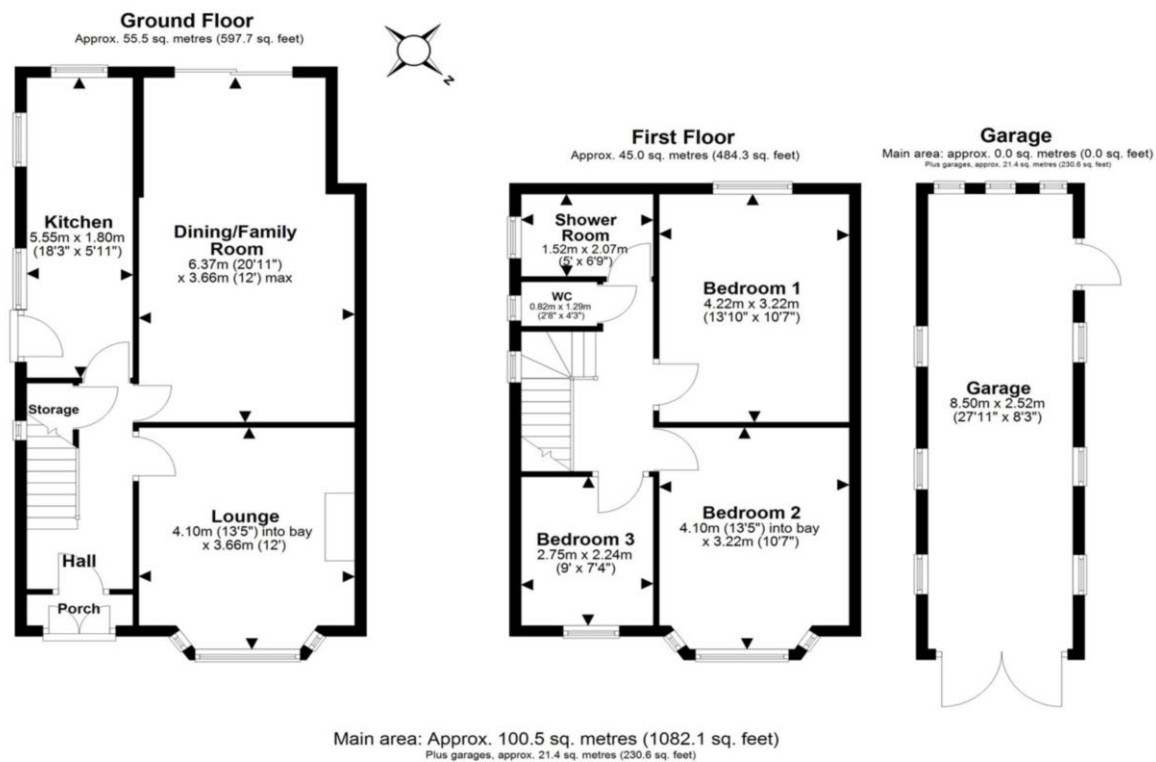
Freehold.

COUNCIL TAX

Band D.

EPC RATING

Current E.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**