



**GASCOIGNE
HALMAN**

CLIFTON CRESCENT, FRODSHAM

THE AREAS LEADING ESTATE AGENT



CLIFTON CRESCENT, FRODSHAM

OIRO £285,000

An exceptional house with much more to offer than initially meets the eye. Offering spacious, adaptable accommodation, large rear garden and an open aspect to the rear, this is a home that must be viewed to be appreciated.

This most appealing semi-detached house has been sympathetically extended, significantly enhanced and upgraded during our clients long period of ownership. They are now moving to pastures new and the property is being offered to the market. Internally, the layout and configuration make it ideal for families and couples alike.

The ground floor offers plenty of space with an modern open plan feel. The good sized lounge has a log burning stove.

The lounge opens to a spacious open plan kitchen/dining room. There are modern units in a gloss black finish and with built in gas hob, electric oven and extractor. There is a home office and a separate utility room.





DESCRIPTION

The first floor offers two good sized double bedrooms and two smart modern bathrooms, one being en-suite. The loft has been converted and is accessed from the main bedroom via a fixed staircase. This room has been used as a playroom, study and as an occasional spare bedroom in the past although planning permission and building regulation approval has not been obtained.

The property has double glazed windows and gas fired central heating is installed.

There is ample driveway parking and a large garden to the rear. This area has been planned for ease of maintenance with paved patio areas, gravel beds and covered barbecue and dining areas. There is also a large garden shed/store and a 'catio'. The rear garden backs on to Green Gates Community Park and enjoys views beyond. Please note that an area of the garden is currently rented from Weaver Vale Housing Trust for just £25 per year.

LOCATION

The property is within a well established residential area and is convenient for access to the centre of Frodsham, local facilities, open playing fields and access to some country and riverside walks close by. The centre of Frodsham is within walking distance which offers a wide range of shops and services. There is a primary school nearby and the property is within the catchment for Helsby High School. The road, rail and motorway networks allow access to the regions commercial centres. Regular, direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

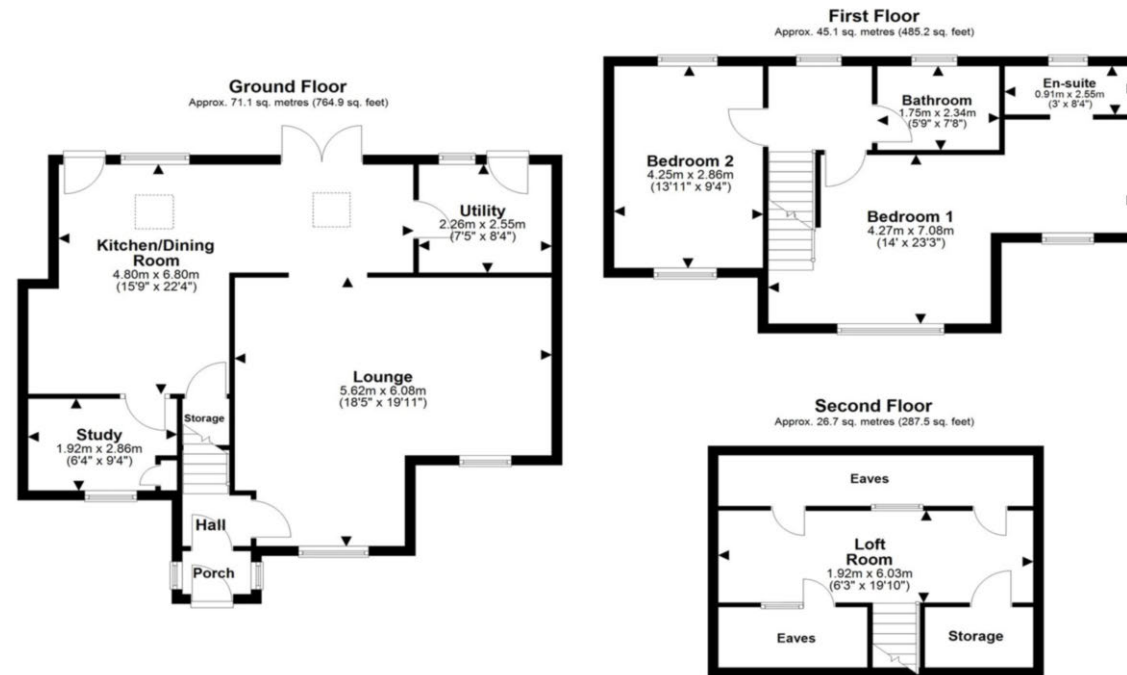
Freehold.

COUNCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Current C.



Total area: approx. 142.9 sq. metres (1537.7 sq. feet)

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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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