



**GASCOIGNE
HALMAN**

57 SANDFIELDS, FRODSHAM

THE AREAS LEADING ESTATE AGENT



57 SANDFIELDS, FRODSHAM

£220,000

Set in a great central position off Church Street with off road parking, garage, private rear garden and views to Frodsham Hill, an excellent, refurbished semi-detached house.

Walk to the shops, train station and all Frodsham has to offer in just a few minutes from this excellent semi-detached house. Commanding a prime position at the head of the cul-de-sac, the property has views to Frodsham Hill at the front and a private garden at the rear. There is driveway parking and a single garage.



Internally, the house has been subject to a series of recent upgrades and enhancements with new kitchen fittings, a new front door, complete internal redecoration and new floor coverings.



DESCRIPTION

There is a spacious living room, fitted kitchen, three bedrooms and a modern bathroom. There are double glazed windows and gas fired central heating is installed.

LOCATION

The property is situated in a most convenient position, just off Church Street, 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. There is a convenient and secure gate from the rear garden allowing access to a footpath leading to Frodsham train station. The station is on the Chester/Manchester line with regular services also running to Liverpool and Warrington.

TENURE

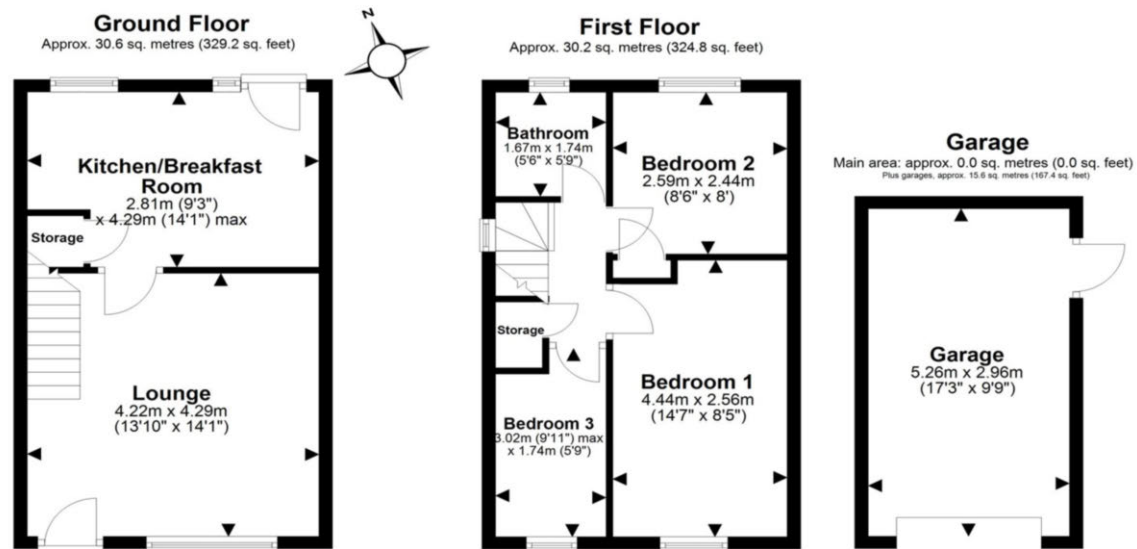
The property is leasehold for a period of 800 years from 1974. Ground rent of £30 a year is payable.

COUNCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Current D.



Main area: Approx. 60.8 sq. metres (654.0 sq. feet)
Plus garages, approx. 15.6 sq. metres (167.4 sq. feet)

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