



**GASCOIGNE
HALMAN**

62 WATERSIDE DRIVE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



62 WATERSIDE DRIVE, FRODSHAM

£365,000

An exceptional, significantly upgraded high quality detached family home with a substantial extension to the rear, private rear garden, plenty of parking and a superb, refurbished interior.

Built in 1999 by reputable builders, Wainhomes, this attractive and well designed property has been completely transformed over recent years. A large extension to the rear has created a superb open plan layout, ideally suited to modern family life.



The entire house has been thoughtfully upgraded creating a high quality home blending modern style and a high end finish. Improvements include new oak doors, luxury floorings, a superb modern kitchen and sumptuous bathroom.



The highlight of the ground floor is the large open plan living/dining/family room. This is a wonderful room with a vaulted ceiling, Velux windows and double doors opening to the rear garden. This connects to the superb modern kitchen fitted with stylish units and built in appliances. The combined space is perfect for entertaining family and friends. To the centre of the ground floor is a separate lounge that can be opened via double doors to the family room or used as a cosy room to watch a film or read a book. Also to the ground floor is the entrance hallway with built in storage and a cloakroom/WC.

To the first floor are three good sized bedrooms and a spacious smartly fitted bathroom.

There is ample driveway parking and a private South West facing rear garden with patio area, lawn and storage shed.

LOCATION

The property is situated within a popular residential area, set amidst a range of similar detached homes. The location is convenient for access to a wide range of local services with a nearby primary school and convenience store. The centre of Frodsham is less than a mile away with a good range of shops, cafes and bars and there are schools for all age groups in the area. 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

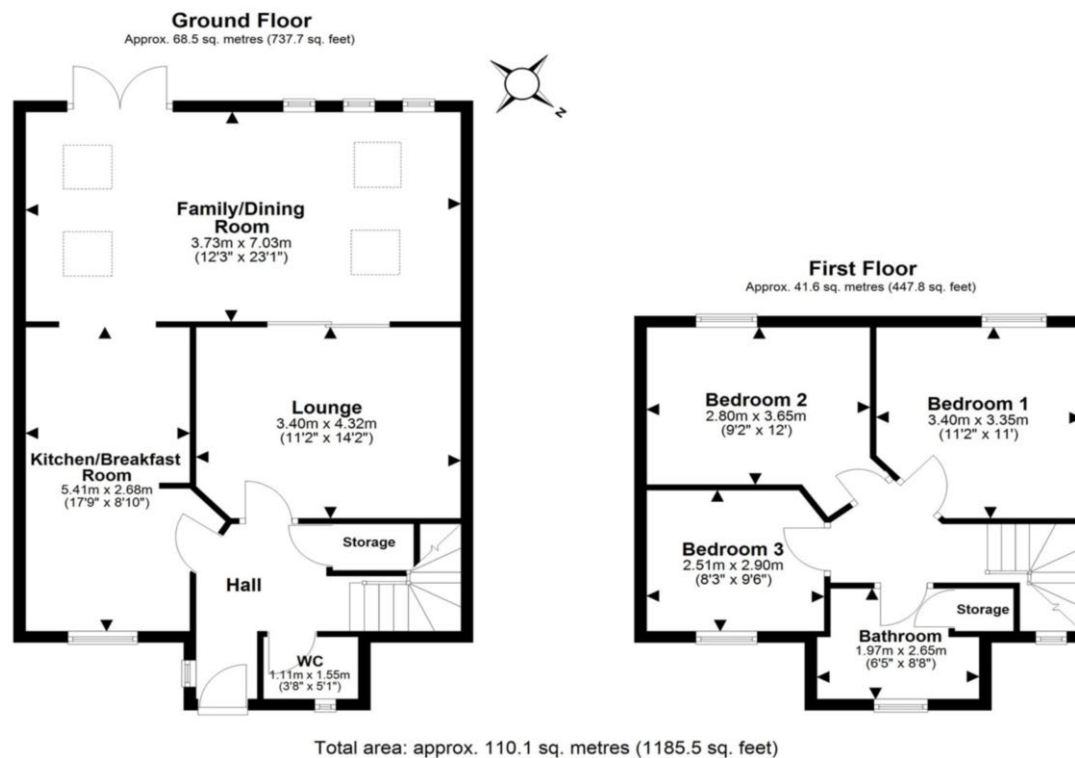
Freehold

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current: Awaiting.



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