



**GASCOIGNE
HALMAN**

RODGERS CLOSE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



RODGERS CLOSE, FRODSHAM

Offers in Region of £400,000

A unique detached house designed and built by its original owners for their own occupation in 2006. It was built using quality materials, to a quality specification and with care and attention to detail throughout.

This is a true one off property offering spacious, stylish and superbly presented accommodation. It is in a most convenient position, just a short level walk from the centre of Frodsham.

The well designed layout makes best use of the plot and aspect and will be ideal for families and downsizers alike.

At the heart of the ground floor is a superb open plan kitchen/dining room that opens to a light and airy garden room. There is a separate lounge with doors onto the private and sunny rear garden plus a utility area, hallway and cloakroom/WC.

On the first floor are three large bedrooms and two bathrooms, one being en-suite. Gas fired central heating installed and the windows are double glazed.





DESCRIPTION

The house is discrete, set in secluded low maintenance gardens with different areas to enjoy morning and afternoon sunshine. There is also a substantial brick built double garage and ample parking.

LOCATION

The property occupies a most convenient position, in a small cul-de-sac within a short level walk from the centre of Frodsham. There are excellent shopping and recreational facilities within walking distance plus schools for children of all age groups. The area is also well placed for daily commuter access to the regions commercial centres via the road, rail and motorway networks. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

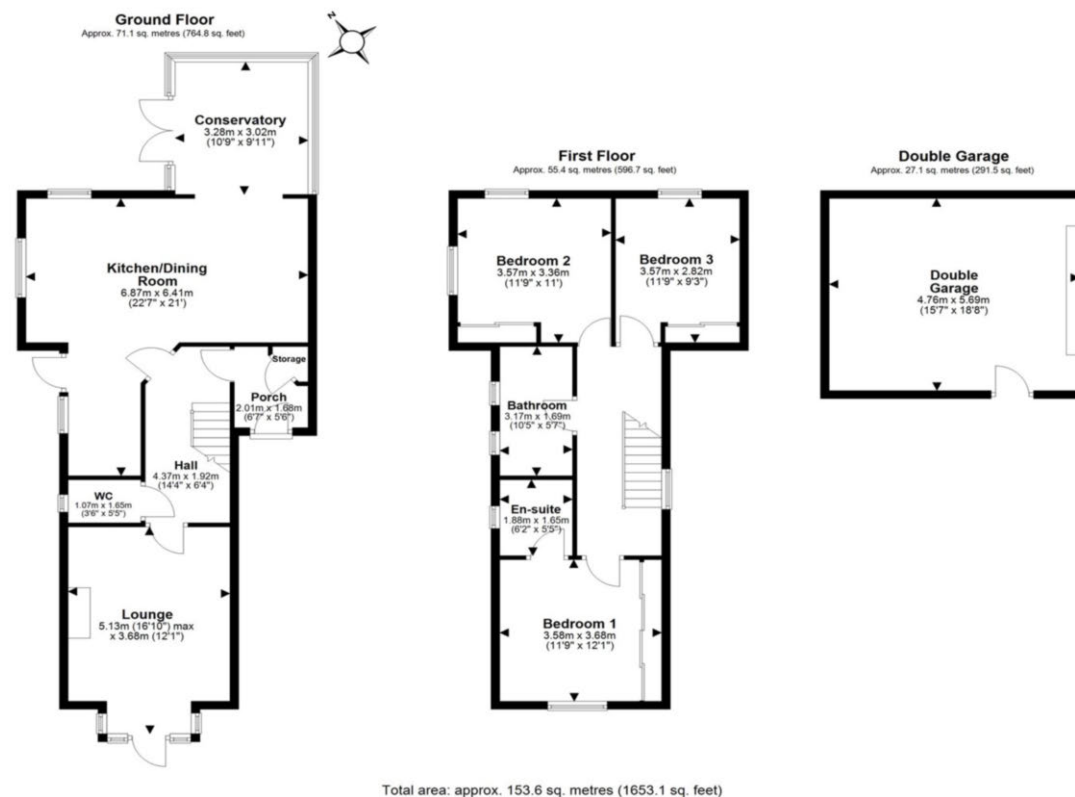
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.



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