



**GASCOIGNE
HALMAN**

PENRITH CLOSE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



PENRITH CLOSE, FRODSHAM

£395,000

An upgraded, enhanced and improved detached house with stylish, open plan interior, landscaped rear garden and a large detached studio/home office.

This detached family home has been subject to a comprehensive and substantial improvement programme over the past four years and is now presented to an impeccable standard.

The works include the installation of new kitchen fittings with quartz worktops and high end appliances, creation of an open plan kitchen/living/dining area with bi-folding doors opening to the rear garden, landscaping of the rear garden to create a fresco entertaining space, the refurbishment of the detached garden studio creating an outdoor living/working space and complete internal redecoration.

The result is a pristine and inviting living space ready for new owners to move in and enjoy from day one.





The property is elevated from the road with plenty of road level parking and steps leading to the house. The accommodation follows the contour of the plot and is arranged over three levels, giving plenty of flexibility for different lifestyle needs.

The lower ground floor includes the entrance hall and a spacious lounge. The middle level is a refined modern open plan living space that connects seamlessly to the rear terrace via bi fold doors. It also opens to a superb modern kitchen with quality units, quartz worktops and high end appliances. The upper floor is home to three good sized bedrooms and a spacious shower room. There is lots of useful built in and loft storage and the former garage can be used as a workshop or store.

The rear garden has been designed to enable outdoor living and entertaining with minimal maintenance. There is a wide porcelain terrace with retaining sleeper wall and steps leading to a lawn. A further terrace is positioned to take full advantage of panoramic views and late afternoon sun and is also home to a luxury hot tub, available by separate negotiation. A substantial detached timber garden studio provides scope for a wide range of uses. It is currently used as a home cinema and relaxation room but could be used as a home office or games room.

LOCATION

The house is set in a popular cul-de-sac, within a well established area of Frodsham, close to Manor House School and within easy reach of open countryside. The centre of Frodsham is within walking distance with a good selection of shops, recreational and leisure facilities. Frodsham is a thriving market town and was recently identified as one of the most in demand locations in the UK. The town offers a great selection of independent and national retailers outlets, artisan food shops and a range of fashionable cafe's restaurants and bars. Open countryside is on the doorstep with walks on the doorstep to Frodsham Hill, Hob Hey Wood, The Weaver Valley and The Sandstone Trail. Delamere Forest is ten minutes away by car and there are excellent recreational facilities in the area. There are popular schools for children of all age groups in the area. The road, rail and motorway networks allow daily commuter access to many parts of the North West. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

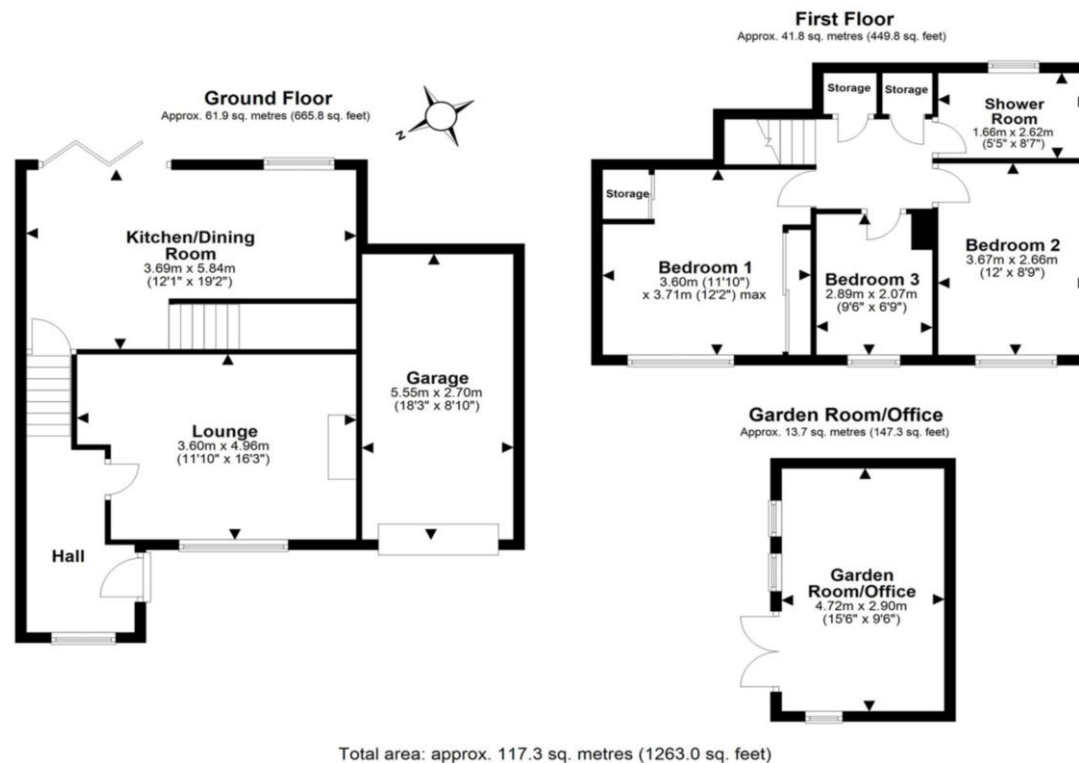
Freehold.

COUNCIL TAX

Band D. Cheshire Wrrst & Chester.

EPC RATING

Awaited.



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 Buildings, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**