



**GASCOIGNE
HALMAN**

WESTBROOK ROAD, KINGSLEY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



WESTBROOK ROAD, KINGSLEY, FRODSHAM

£450,000

A detached family home offering spacious, extended and adaptable accommodation, within sought after Kingsley village.

Westbrook Road is a popular area of Kingsley, so much so that houses often remain in the same ownership for many years. It's easy to see why when the location offers the peace and tranquility of rural village life and also easy access to the village store, primary school, community centre and pub.

The house itself offers stylishly presented accommodation with a layout perfectly aligned with modern family life. The house sits slightly elevated from the road and has plenty of off road parking.





DESCRIPTION

Internally, the light, impeccably presented accommodation features a welcoming entrance hallway with cloakroom/WC, a spacious lounge and a separate family/playroom. The open plan kitchen/dining room includes a range of modern units with granite worktops.. There is also a separate utility area. Topping off the ground floor is a large conservatory with doors connecting on to the rear garden.

To the first floor are four good sized bedrooms. The main bedroom has an en-suite shower room and the other rooms are served by a modern family bathroom. There are double glazed windows throughout and gas fired central heating is installed.

An attached garage offers excellent storage and doors opening at the front and rear for ease of access. The enclosed rear garden features patio areas and a central lawn and established borders.

LOCATION

Kingsley is a very popular rural village surrounded by some of the finest open countryside in Cheshire and close to Delamere Forest. There is a thriving village community with active community association and centre, village store/Post Office, two popular schools, three Churches, a village pub, doctors surgery and chemist. Kingsley is situated between Frodsham and Northwich, both offering excellent shopping and recreational facilities. The village is also within daily commuting distance of the region's commercial centres via the road, rail and motorway networks.

TENURE

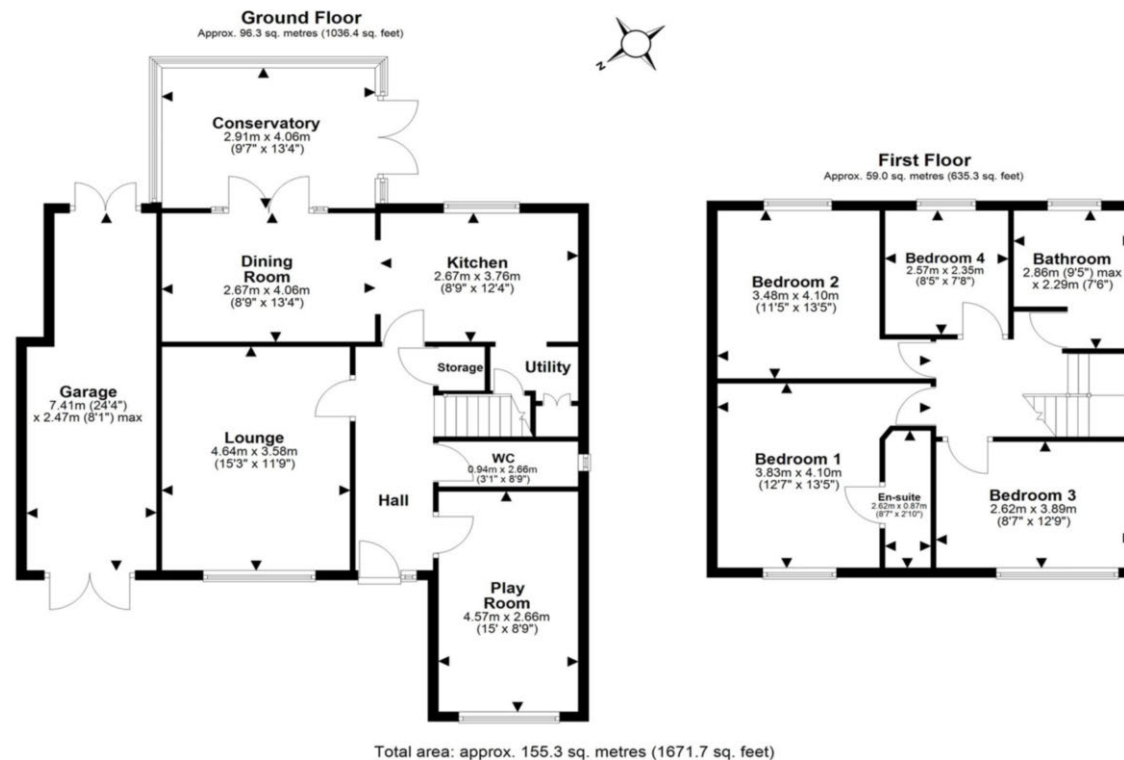
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.



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