



**GASCOIGNE
HALMAN**

BLUE HATCH, FRODSHAM

THE AREAS LEADING ESTATE AGENT



BLUE HATCH, FRODSHAM

OIRO £400,000

Enjoying views of Frodsham Hill to the front and in a superb setting, close to the centre of Frodsham and excellent local facilities, this semi-detached family home offers excellent, adaptable accommodation and great potential.

Blue Hatch is an area of Frodsham where properties remain in constant demand with homes rarely come up for sale. This house is being offered for sale for the very first time and as such, represents a rare buying opportunity and likely to attract considerable attention.

With a total internal area including the garage of 1833 square feet 170 sq m), it boasts flexible and well-proportioned accommodation with significant potential for further development.

The house has been subject to water damage following a burst pipe in 2022. Via an insurance claim, the house has been professionally repaired and partially refurbished and is now available with no onward chain, ready for new owners to move in and enjoy from day one.



DESCRIPTION

The layout includes a large open plan lounge/dining room and newly fitted modern kitchen. An inner hallway leads to the conservatory and cloakroom/WC and there is an internal door providing access to the double garage. The first floor includes four double bedrooms and two bathrooms, one being en-suite. The main bedroom includes a useful dressing area and has lovely views to the front. The first floor layout has been previously adapted for use as a granny flat and this potential still remains.

The property is set slightly elevated from the road with driveway parking. The garden extends to the rear and side with patio and lawn, enjoying a South West facing aspect and creating a private space for outdoor enjoyment.

Please note that the sale of the property is subject to grant of probate. Please contact the office in relation to potential timeframes involved.

LOCATION

Blue Hatch is a much sought after, quiet and well established residential cul-de-sac. It is adjacent to Frodsham Community Centre and playing fields and is just a short walk from the centre of Frodsham, the train station and popular local schools. Frodsham has a great selection of shops, services and eateries. The town is also close to open countryside with walking on Frodsham Hill, The Sandstone Trail and The River Weaver. Road, rail and motorway links are excellent. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

Freehold.

COUNCIL TAX

Band D. Cheshire West & Cheshire.

EPC RATING

Awaited.



Total area: approx. 170.3 sq. metres (1832.8 sq. feet)

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FRODSHAM OFFICE

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