



**GASCOIGNE
HALMAN**

BEECH VIEW ROAD, KINGSLEY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



BEECH VIEW ROAD, KINGSLEY, FRODSHAM

£485,000

A detached house offering space and versatility with accommodation extending to almost 1850 square feet (171 sq m), large secluded South facing garden and open countryside close by.

This detached family home has in the same ownership since it was built in 1974. This bears testament to the appeal of the location, the great plot and also the way the house has been able to adapt and work for the owners at various stages.

It has been subject to continuous investment and enhancement over the years including a substantial ground floor extension and recent kitchen upgrade.

The rooms are all generously proportioned and provide flexibility on the ground floor for the large lounge and dining room to be combined for large family gatherings and entertainment. There is a spacious kitchen/breakfast room at the heart of the home re-fitted with a range of modern units with built in appliances. Also on the ground floor is a shower room, useful utility room and boiler room that is ideal for drying clothes.





DESCRIPTION

The first floor offers five good sized bedrooms and a spacious family bathroom. Double glazed windows are fitted throughout the property and gas fired central heating is installed. A new Worcester boiler fitted in 2021 with manufacturers warranty in place until 2033.

It has a generous plot with plenty of driveway parking and garden area to the front. There are excellent levels of privacy to the rear. The well established rear garden enjoys mature well wooded surroundings creating a lovely backdrop. There are patio areas and a central lawn, a selection of fruit trees and bushes, ornamental pond, vegetable garden, two sheds and greenhouse with grape vine.

LOCATION

The property is situated within a popular area of Kingsley village, forming part of a development of similar quality detached homes. Kingsley is surrounded by open Cheshire countryside and has a thriving village community. There are popular village primary schools, a Co Op convenience store/post office, chemist, Churches and a village pub. The area is surrounded by open countryside and Delamere Forest is a few minutes away by car or bike. Frodsham and Northwich are nearby with a wide range of shops and services whilst the road, rail and motorway networks provide commuter access to many parts of the North West including Chester, Liverpool and Manchester.

TENURE

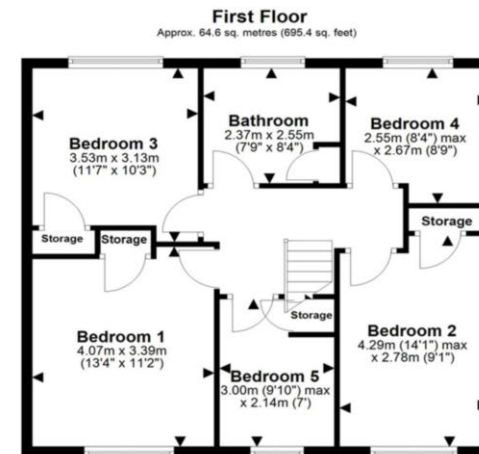
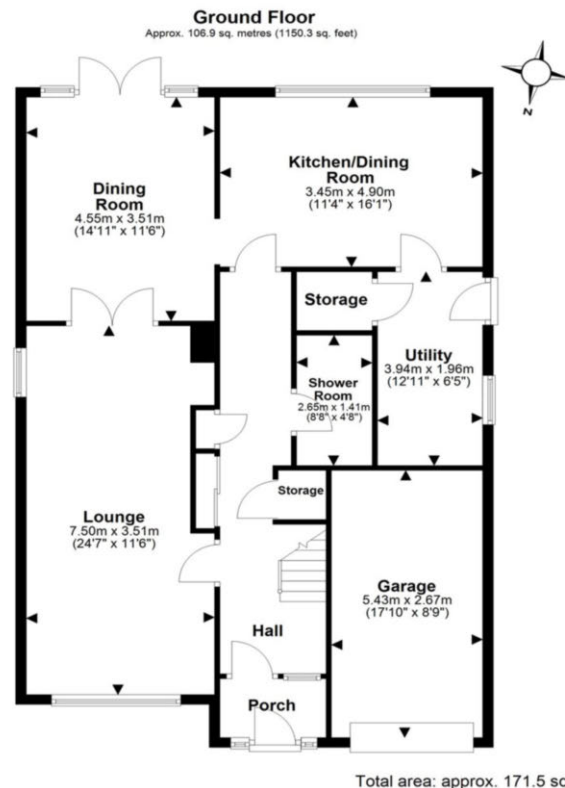
Freehold.

COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Awaited.



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