



**GASCOIGNE
HALMAN**

SALTWORKS CLOSE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



SALTWORKS CLOSE, FRODSHAM

£425,000

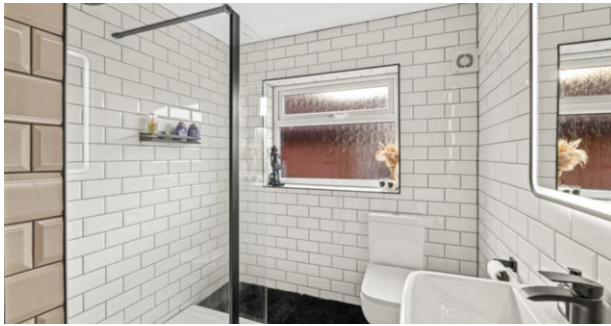
Superbly presented, extended and updated detached family home with private South facing gardens.

This impressive home has been owned by members of the same family since it was built in 1999.

It has been well cared for and subject to significant investment in recent years with complete internal refurbishment, the addition of a large ground floor extension and the conversion of the garage into an excellent home office/studio. The home is now perfectly balanced for comfortable family living and being offered to the market with no onward chain.

The ground floor includes a spacious hallway and cloakroom/WC, a large lounge and a very spacious open plan kitchen/dining/living room. This is a large space and ideal for family living and entertaining friends with high vaulted ceiling, Velux windows wide bi fold doors opening to the rear garden and tiled flooring. The kitchen is fitted with stylish units.





DESCRIPTION

To the first floor are four good sized bedrooms and two smart modern bathrooms.

Gas fired central heating is installed and luxurious air conditioning fitted to the lounge, kitchen/dining room, main bedroom and office. Double glazed windows are fitted throughout.

The property enjoys a corner position with a walled rear garden featuring a patio area and lawn. The garage has been converted and is now used as a treatment room but offers great potential for a variety of alternative uses, including home working.

LOCATION

The Moorings development is a popular residential area consisting of a selection of mainly detached family homes built on the site of a former fruit farm, on land adjacent to The River Weaver. This property is located in a small cul-de-sac on the edge of the development with an open aspect to the front and walks along the banks of the river on the doorstep. The centre of Frodsham is approximately 15 minutes walk away or five minutes by car with a selection of shops, restaurants and bars. There are schools for all age groups locally and excellent recreational and leisure facilities. The road, rail and motorway networks allow access to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

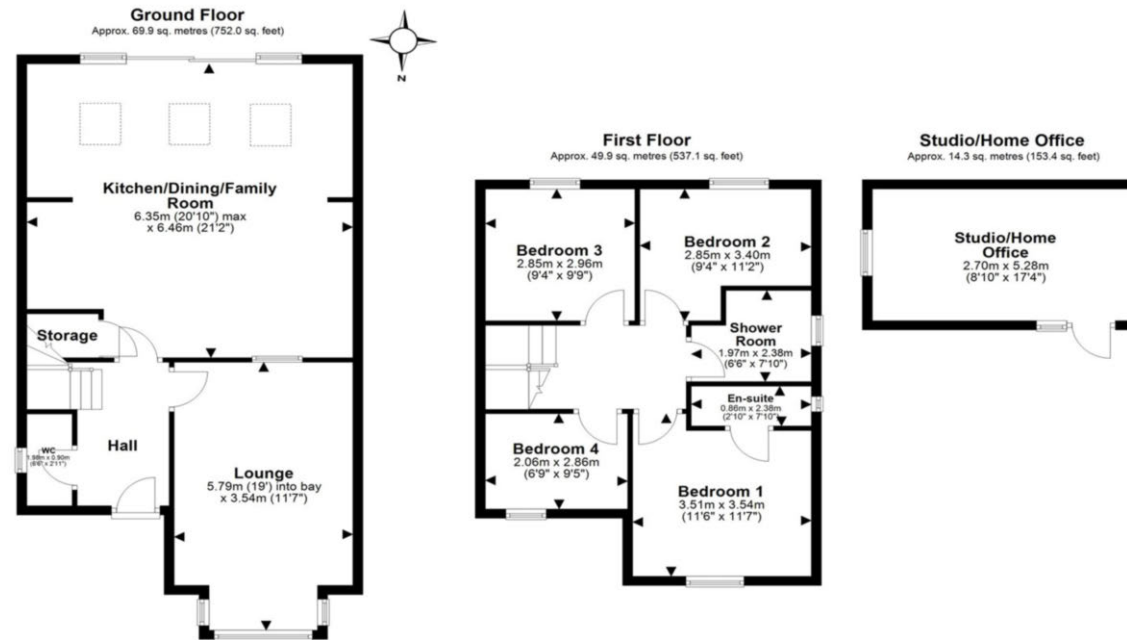
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 134.0 sq. metres (1442.5 sq. feet)

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 Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**