



**GASCOIGNE  
HALMAN**

HOWEY LANE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## HOWEY LANE, FRODSHAM

**Offers Over £300,000**

**A rare and exciting opportunity to acquire a well built semi-detached bungalow with great potential for modernisation and improvement, standing in large, well established gardens, in a prime residential location.**

Set in the heart of picturesque Overton, adjacent to the Conservation Area, overlooking historic Grade I Listed St Laurence's Church to the front and Frodsham Hill to the rear, this semi-detached bungalow has been in the same ownership for well over 60 years with the land it was built upon owned by the same family for generations.







## DESCRIPTION

It stands in large gardens extending to 0.19 of an acre and offers exciting potential for updating and possible development, subject to any necessary planning permission and building control approval being obtained.

The property and the adjoining bungalow are being offered for sale independently but both could be acquired and converted to create one larger dwelling, subject to planning permission being obtained. This would also result in the total plot extending to 0.36 of an acre.

The accommodation currently provides a living room, kitchen, two double bedrooms and a bathroom. A large loft space offers scope for possible conversion, subject to planning. There is driveway parking plus garage and lovely mature gardens.

It should also be noted that the plot of the property will be subject to a covenant regarding certain commercial uses. Please seek further details from the agents.

## LOCATION

The house is located on the edge of the Overton Conservation Area, a most sought after residential location that has the feel of a village within Frodsham. The historic Grade I Listed St Laurence's Church is at the heart of the community and a highly regarded Church of England Primary School is on the doorstep. Overton also boasts three popular pubs. The centre of Frodsham is approximately 1 mile away with a good range of shops and services. The house is also ideally placed for access to open countryside with Frodsham Hill and The Sandstone Trail on the doorstep plus Delamere Forest just a short car or bike ride away. The road, rail and motorway networks enable commuter access to many parts of the North West. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

## TENURE

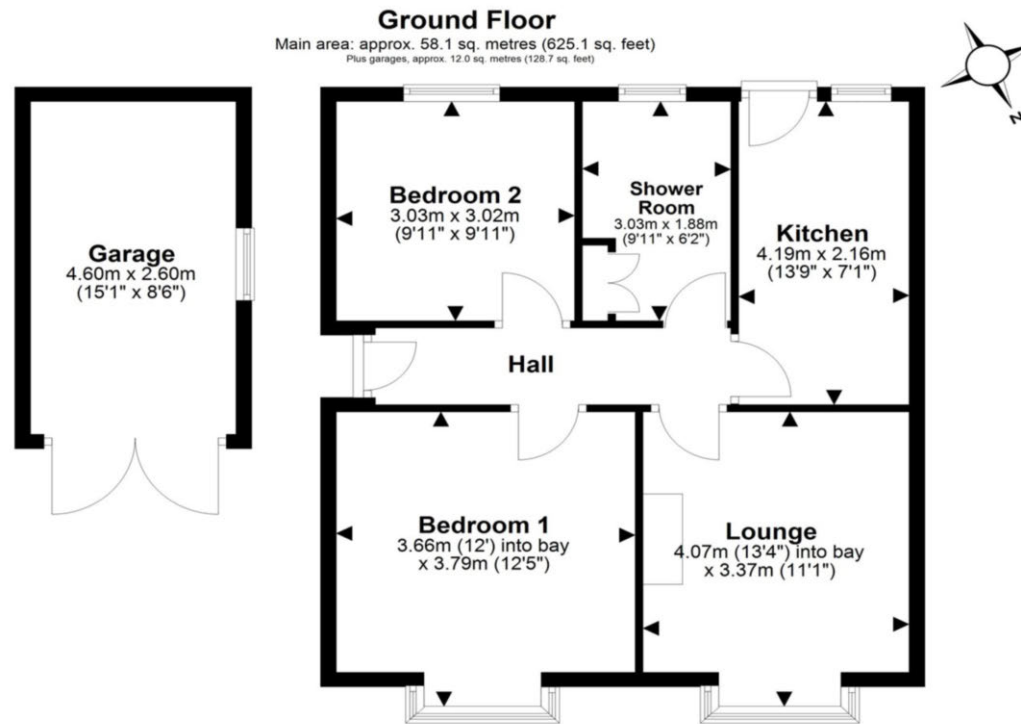
Freehold.

## COUNCIL TAX

Band D. Cheshire West & Chester.

## EPC RATING

Awaited.



**Main area: Approx. 58.1 sq. metres (625.1 sq. feet)**  
Plus garages, approx. 12.0 sq. metres (128.7 sq. feet)

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## FRODSHAM OFFICE

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