



**GASCOIGNE  
HALMAN**

NETHERTON DRIVE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



## NETHERTON DRIVE, FRODSHAM

**£465,000**

**A detached house set within this hugely popular residential position, off Howey Lane, close to Frodsham Hill, adjacent to Castle Park and within walking distance of the centre of Frodsham.**

The property has been owned, cared for and enjoyed by the same family since 1983. As will be noted upon inspection, the interior is now, compared to modern standards, a little dated, but it offers enormous scope for updating and improvement. It should also be noted that many of the other houses in the road have been extended so this potential also exists, subject to planning permission being obtained.

The house can be lived in from day one and any improvement works carried out over time. This provides an exciting opportunity for new owners to inject capital and to make it their own.





## DESCRIPTION

As the floorplan shows, the accommodation offers a large living room, separate dining room and a kitchen/breakfast room. The first floor offers four good sized bedrooms and a modern bathroom. Gas fired central heating is installed and double glazed windows are fitted throughout.

Externally, there is plenty of driveway parking and a detached brick built double garage with remote controlled door. A generous plot results in attractive gardens with space for relaxation and leisure. There are paved patio areas and an expanse of lawn beyond, well established borders and a greenhouse.

## LOCATION

The house is situated within one of the most sought after residential positions in Frodsham, just off Howey Lane. The position lies between Castle Park, an area of Victorian gardens and a restored mansion house, and Frodsham Hill with beautiful woodland walks and access nearby to The Sandstone Trail. The centre of Frodsham is also within a short walk with an excellent range of shops and services. There are good schools in the area and all types of recreational facilities can be found locally. The road, rail and motorway networks allow access to many areas of the North West with Chester, Warrington, Liverpool and Manchester all within daily commuting distance.

## TENURE

Freehold.

## COUNCIL TAX

Band E. Cheshire West & Chester.

## EPC RATING

Current - D.



Main area: Approx. 108.7 sq. metres (1170.4 sq. feet)  
Plus garages, approx. 25.6 sq. metres (277.7 sq. feet)

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## FRODSHAM OFFICE

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