



**GASCOIGNE
HALMAN**

15 ARRAN DRIVE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



15 ARRAN DRIVE, FRODSHAM

Offers in Region of £315,000

Set in sought after Overton, this semi-detached family home offers spacious accommodation and is available with no onward chain.

The property offers accommodation extending to just over 1000 square feet (95 sq m), with a large open plan living room and a fitted kitchen on the ground floor.





The first floor provides three double bedrooms and a bathroom with a modern suite including a bath and separate shower. The loft is boarded and provides excellent storage space. Gas fired central heating is installed and double glazing fitted throughout.

There is an integral garage and driveway parking. The rear garden is not overlooked and features a lawn and patio area. .

LOCATION

Overton is regarded as one of the most sought after areas of Frodsham. The area has a village feel with St Lawrence's Church at the heart of the community and the popular primary school close by. There are two pubs. Frodsham Hill is nearby with some great walks and Sandstone Trail almost on the doorstep whilst the centre of Frodsham is only a brisk walk away with a good selection of shops and facilities. Frodsham is an ideal base for commuters with road, rail and motorway access to the regions commercial centres.

TENURE

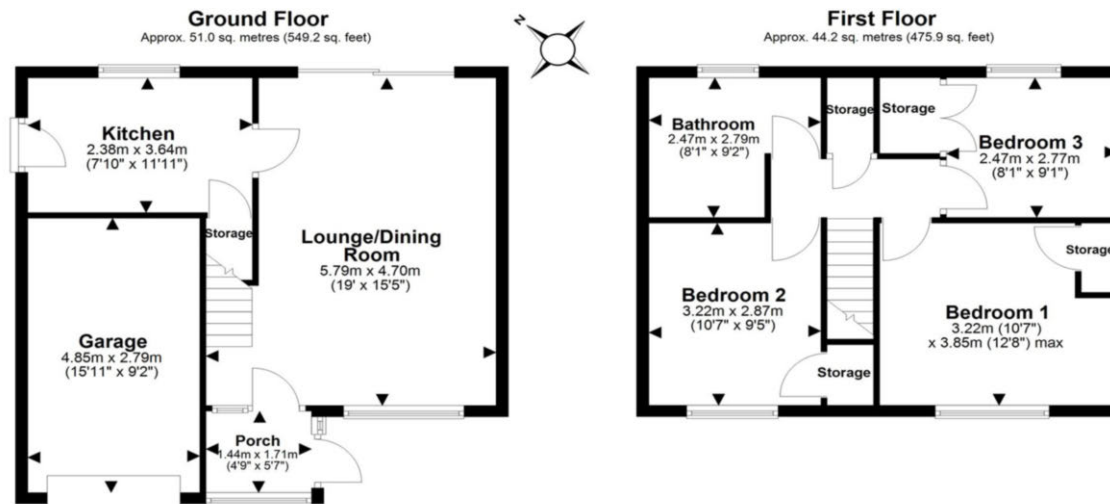
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current - D.



Total area: approx. 95.2 sq. metres (1025.1 sq. feet)

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