



**GASCOIGNE  
HALMAN**

ARRAN DRIVE, FRODSHAM, A SEMI-DETACHED  
FAMILY HOME SET WITHIN SOUGHT AFTER OVERTON

---

THE AREAS LEADING ESTATE AGENT





## ARRAN DRIVE, FRODSHAM, A SEMI-DETACHED FAMILY HOME SET WITHIN SOUGHT AFTER OVERTON

**OIRO £325,000**

**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**

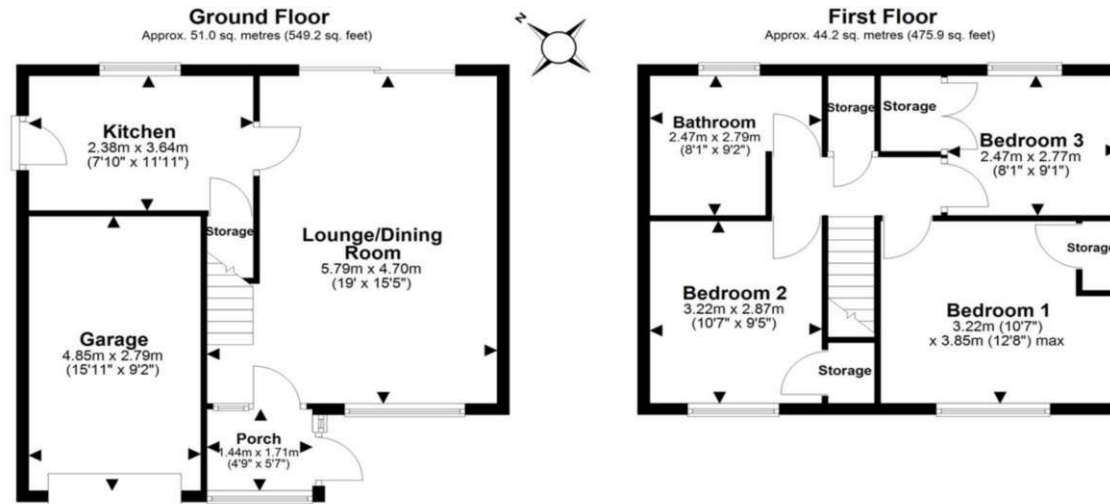
Freehold.

### **COUNCIL TAX**

Band C. Cheshire West & Chester.

### **EPC RATING**

Current - D.



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

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 Buildings, Church Street, Frodsham, WA6 7DW

**GASCOIGNE  
HALMAN**