



**GASCOIGNE
HALMAN**

DORIC AVENUE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



DORIC AVENUE, FRODSHAM

£395,000

A really appealing 1930's built semi-detached house within one of the most sought after areas of Frodsham, with a superb rear garden and an extended accommodation layout.

Built in 1939 by reputable local builders, Clare and Ryder, this appealing, traditional bay fronted semi detached house offers accommodation retaining many of the original features. It has in recent years been subject to internal redecoration and cosmetic enhancement creating a home combining period character with a modern, fresh look.

It is arranged over two floors with accommodation including an entrance hallway, cloakroom/WC, lounge, dining room, garden room, kitchen and breakfast room.





DESCRIPTION

To the first floor, there are four bedrooms and a shower room. There are double glazed windows and a gas fired central heating system is installed.

There is ample off road parking to the front. A large garage with a separate attached workshop/store is to the rear and provides potential home office use.

The West facing rear garden is almost 100' long with views towards Frodsham Hill. There is a patio area, an expanse of lawn with well established flower beds and a selection of shrubs. A further patio area is located at the end of the garden with a summer house and greenhouse.

LOCATION

The house is located within a particularly sought after area of Frodsham, convenient for access to popular local schools and with open countryside nearby. The centre of Frodsham is approximately 1 mile away with a good range of shops and facilities and there are excellent recreational facilities in the area. The road, rail and motorway networks allow the commuter access to many parts of the North West.

TENURE

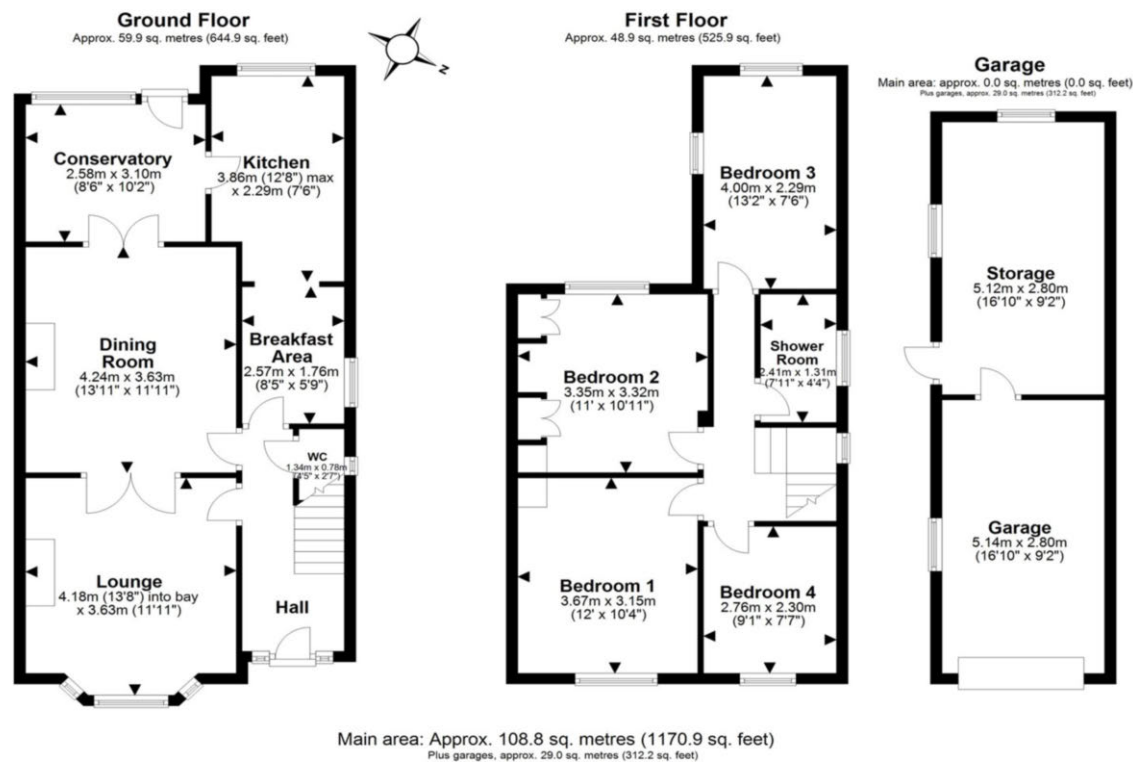
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Awaited.



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FRODSHAM OFFICE

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