



**GASCOIGNE
HALMAN**

VICTORIANA COTTAGE, 47 HIGH STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



VICTORIANA COTTAGE, 47 HIGH STREET, FRODSHAM

£270,000

This superb property was built in the late 1990's by reputable local developers, Charter Homes, and offers spacious accommodation with Victorian style period character and modern refinements.

Enjoying an excellent position within Frodsham,s historic High Street Conservation Area, this hugely appealing property is ideal for those seeking an easy to manage and convenient home. The centre of Frodsham is just a short walk away with excellent shopping, recreational and leisure facilities.





DESCRIPTION

Internally, the property has a spacious feel with well proportioned rooms and high ceilings. There is a large living room with space for entertaining and dining. There is also some clever built in and fitted storage. The kitchen is fitted with modern storage cabinets and attractive ceramic tiling runs throughout the ground floor. To the first floor are two good sized bedrooms, modern bathroom and a separate WC. The property has double glazed windows and gas fired central heating is installed. There is an enclosed low maintenance garden to the rear that enjoys afternoon sunshine. Allocated parking for two cars is located at the rear, on Alexandra Mews.

LOCATION

A wide range of shops and leisure facilities are available close by including national and independent retailers, cafes, bars and restaurants. An historic street market is held each Thursday and an artisan producers market now held monthly. Access to open countryside is within easy reach with walking along Frodsham Hill, The Sandstone Trail, Hob Hey Wood and the River Weaver. There are popular schools for children of all age groups in the area. The road, rail and motorway networks allow daily commuter access to many parts of the North West. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

Freehold.

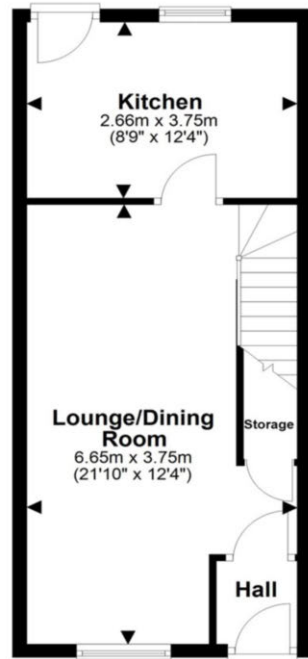
COUNCIL TAX

Band C. Cheshire West & Chester.

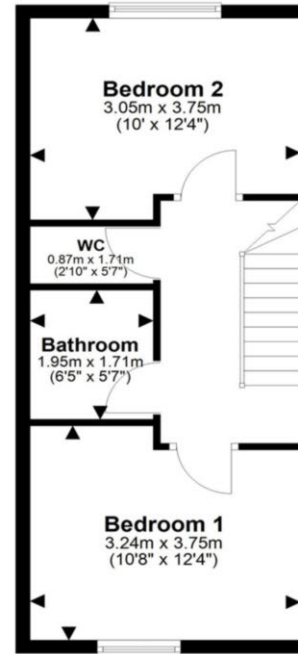
EPC RATING

Current C.

Ground Floor
Approx. 35.3 sq. metres (379.8 sq. feet)



First Floor
Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 70.6 sq. metres (760.2 sq. feet)

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