



**GASCOIGNE
HALMAN**

TOWNFIELD LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



TOWNFIELD LANE, FRODSHAM

Offers in the Region of £325,000

Set in one of the most sought after areas of Frodsham, a characterful and appealing house, built in the early 1900's, offering well presented accommodation, off road parking and a superb, private rear garden.

This is a character property offering accommodation with a lovely atmosphere. Internally, the rooms are tastefully presented with a host of great features including panelled interior doors, period style fireplaces and coved ceilings. Externally, there is a large, private rear garden with a shared driveway access to off road parking.





DESCRIPTION

The ground floor has been extended and offers an adaptable room layout including an entrance hall with cloakroom/WC, lounge, dining room and a garden room. This layout provides options for different configurations to suit individual buyers needs. The kitchen has a range of storage cabinets and doors opening to a lovely terrace, perfect for morning coffee.

The first floor offers two double bedrooms and a spacious bathroom. Double glazed windows are fitted and a gas fired central heating system is installed.

There is a shared driveway to the side of the house giving access to a private parking area with a long garden extending beyond. The secluded garden has an expanse of lawn with mature, well established hedges and a wide selection of trees and shrubs.

LOCATION

Townfield Lane is a much sought after area of Frodsham. As the road name suggests, the setting is ideal for access to nearby open countryside and walks to Hob Hey Wood, Frodsham Hill and the Sandstone Trail yet it is also just a mile from the centre of Frodsham. In nearby Overton, there are two popular pubs, The Ring O Bells and Bulls Head, plus a primary school and historic Grade I Listed St Lawrences Church. The centre of Frodsham offers a wide range of shops and services plus independent cafes, bars and restaurants. An historic street market is held each Thursday and there is a monthly artisan market. The road, rail and motorway networks allow access to the regions commercial centres. Regular rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

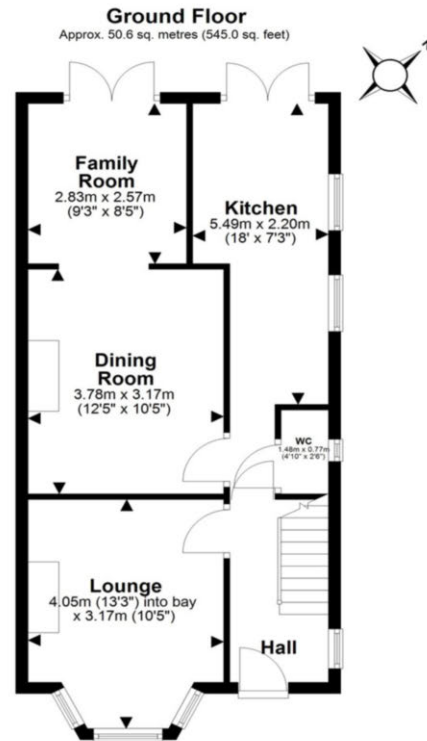
The property is Leasehold for the remainder of an initial 999 year term from 1909. Ground rent has not been collected for many years.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 86.7 sq. metres (932.7 sq. feet)

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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Buildings, Church Street, Frodsham, WA6 7DW

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