



**GASCOIGNE
HALMAN**

134 SHIP STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



134 SHIP STREET, FRODSHAM

Offers Over £200,000

An easy to manage, economical to run and well maintained semi-detached house set in a small residential cul-de-sac, just a short walk from the centre of Frodsham.

This home has been in the same ownership since 1994 during which time it has been very well maintained and cared for. It is a property ideally suited to first time buyers and downsizers alike and ready for it's new owners to move in and enjoy from day. There is some potential for internal cosmetic alteration to suit personal tastes.

Internally the home has plenty to offer with the ground floor providing a fitted kitchen/diner and a living room to the rear with patio door opening onto the lovely garden. On the first floor can be found two double bedrooms and a fitted bathroom.





DESCRIPTION

The rear garden has been thoughtfully landscaped to make an enjoyable, easily maintained space. The patio doors from the lounge open on to a block paved patio area leading to an artificial grass lawn and a further block paved area, perfect for entertaining through the summer months. The garden backs onto Green Gates Community Park, a community asset designed specifically to meet the needs of older and younger generations in one inclusive outdoor space.

There is ample driveway parking to the side.

LOCATION

The property is within a well established area of Frodsham and is within walking distance of the town centre where there is a good range of facilities including shops, cafes and bars. There are schools for all ages in the area and excellent recreational facilities. The road, rail and motorway networks allow access to the regions commercial centres. Regular direct bus and rail services run from Frodsham to all nearby centres including Chester, Warrington, Liverpool and Manchester.

TENURE

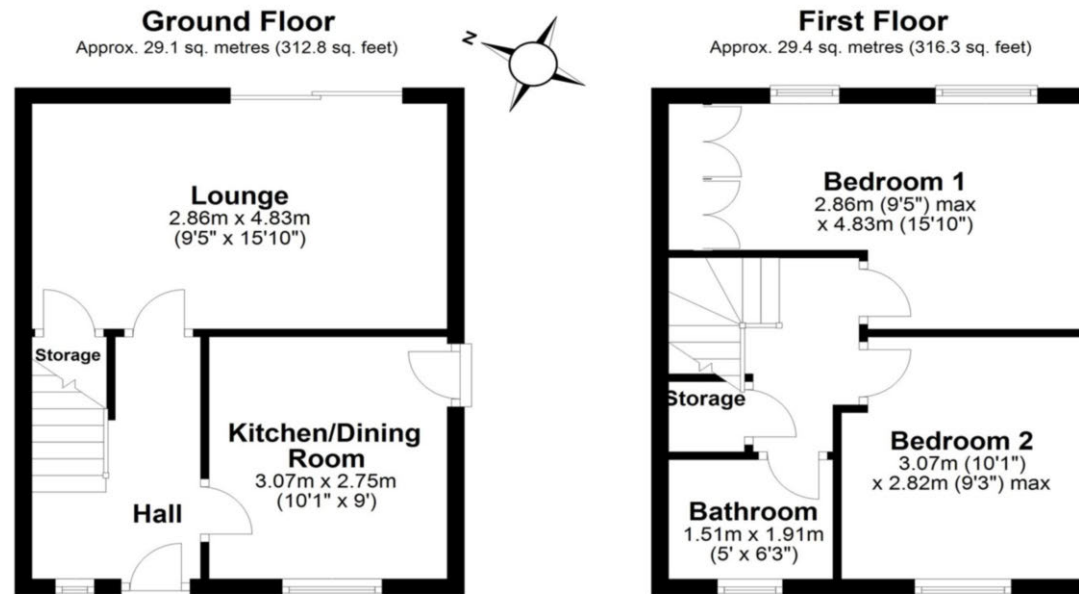
Freehold.

COUNCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Current D.



Total area: approx. 58.4 sq. metres (629.1 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**