



**GASCOIGNE
HALMAN**

31 KINGSWAY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



31 KINGSWAY, FRODSHAM

Offers in Region of £550,000

A striking and distinctive Edwardian period residence of character and immense appeal, set on a popular road, close to the town centre, Castle Park and Frodsham Hill.

This fine house was built in the early 1900's and retains classic late Victorian/Edwardian characteristics and tremendous kerb appeal. Typical of the period, the property has a solid look and feel, having been built by skilled craftsmen using quality materials.

Our clients have owned and enjoyed the house for over 25 years during which time it has been subject to ongoing investment and enhancement whilst great care has been taken to retain character features throughout.



31 KINGSWAY, FRODSHAM

Character Period Family Home

Built in The Early 1900's

Convenient, Sought After Location

Close to Town Centre and Castle Park

Quality and Character Features
Throughout

Extends to Almost 1950 Sq FT (181 SQ
M)

Accommodation Over Three Floors

Low Maintenance Garden

Separate Home Office/Studio and
Garden Bar

Hand Built Bespoke Kitchen with AGA



DESCRIPTION

It offers spacious, beautifully presented accommodation arranged over three floors, extending to almost 1950 square feet, (181 sq m). In addition, there are two useful garden buildings offering excellent home working and outdoor entertainment spaces.

In brief, the ground floor features a lovely reception hallway, three living rooms, a superb family kitchen with custom built units and a gas fire AGA, utility room and cloakroom/WC. Over the two upper floors are five generously proportioned bedrooms and two bathrooms, one being en-suite. There are double glazed windows and gas fired central heating is installed.

There is a low maintenance garden to the rear spread over two levels. The lower section includes a large paved terrace with a home bar/party room. The upper level has an artificial lawn and further patio area plus a detached home office/studio. The house is elevated from the road at the front with a terraced garden, sandstone retaining walls and steps. Parking on the street is available.

LOCATION

The house is situated within a well established and sought after area of Frodsham, close to the town centre and with access to Castle Park at the end of the road. This is an area of restored Victorian parkland with a magnificent mansion







house, children's play area, sport facilities and ornamental gardens. A walk through the park gives access onto Frodsham Hill and The Sandstone Trail. The centre of Frodsham is also within a short walk from the property with a great selection of shops, recreational and leisure facilities. An historic street market is held each Thursday and an artisan producers market is now held each month. There are good schools in the area whilst the road, rail and motorway networks allow access to the many parts of the region. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance.

TENURE

The property is Leasehold for the remainder of an initial 999 year term from August 1901. Ground rent is £4 per year.

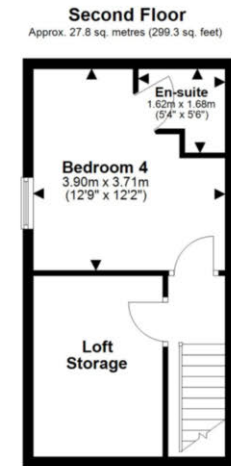
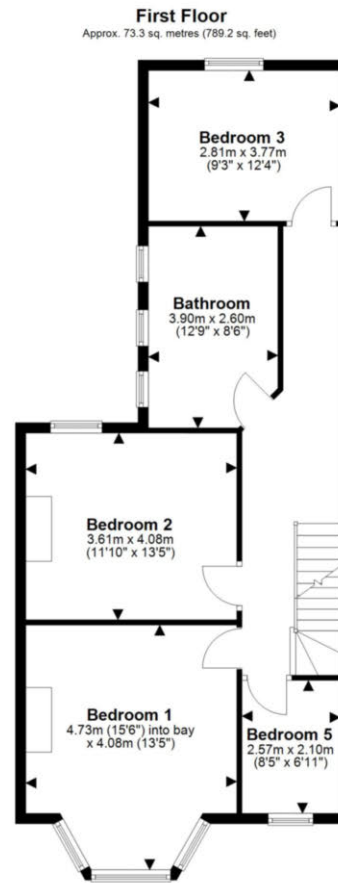
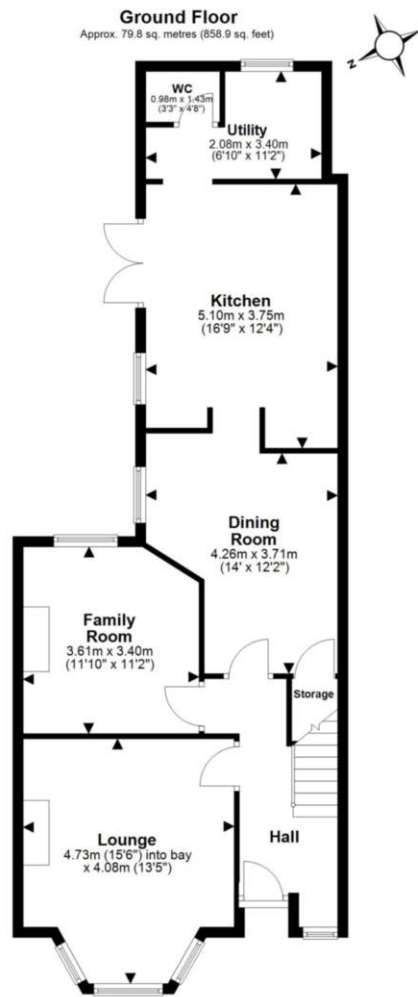
COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.





Total area: approx. 180.9 sq. metres (1947.4 sq. feet)

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