



**GASCOIGNE
HALMAN**

THE WILLOWS, FRODSHAM

THE AREAS LEADING ESTATE AGENT



THE WILLOWS, FRODSHAM

£315,000

This semi-detached family home enjoys an excellent position, close to popular schools, the centre of Frodsham and rail station. It is well presented throughout and has a garage and garden to the rear.

The accommodation layout includes an entrance hallway, a good sized lounge that connects through to a spacious open plan kitchen/ dining room. There are fitted modern units and doors opening to a good sized conservatory with insulated roof. This is a room for use all year round and has potential to be used as a dining room or as is currently the case, a further sitting room.





DESCRIPTION

The first floor offers three bedrooms and a bathroom with a modern suite. There are double glazed windows and a gas fired central heating system is installed.

There is an enclosed rear garden with paved patio area and lawn. There is a brick built garage and parking available at the rear.

LOCATION

The house is in a much sought after residential position, off Fluin Lane. Houses in this part of Frodsham tend to remain in long term ownership and attract interest from families and downsizers alike. The area is known for offering a combination of quality homes and mature setting, and for being within easy walking distance of popular schools, the centre of Frodsham and the railway station. There are excellent shopping facilities and a wide range of services available in the town. There are good schools in the area with St Lukes and Manor House primary schools both within walking distance. Access to open countryside is also available nearby. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

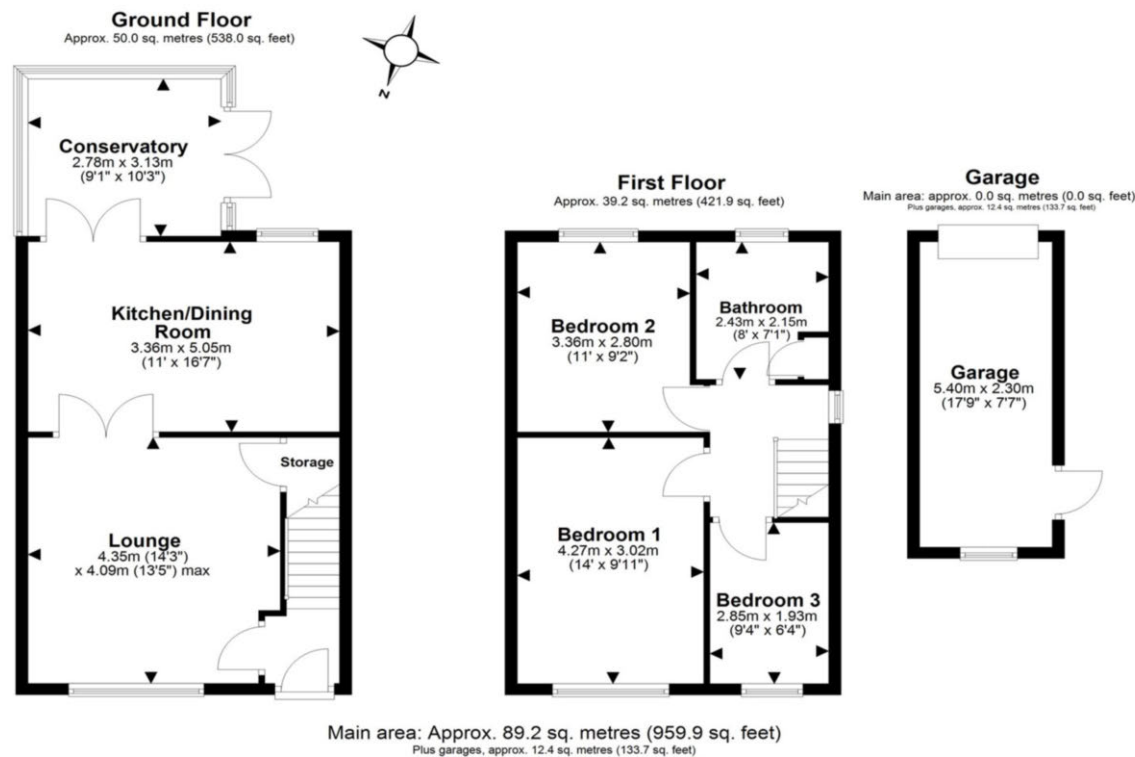
The property is Freehold and subject to a perpetual yearly rent charge of £18. Further details are available from the agents.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



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