



**GASCOIGNE  
HALMAN**

46 THE WILLOWS, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## 46 THE WILLOWS, FRODSHAM

**£335,000**

**In an excellent location, this mid townhouse offers accommodation with tremendous space and flexibility, arranged over three floors and extending to over 1700 square feet, (160 sq m).**

Being offered for sale for the first time since it was built in 1971, this spacious property has been well cared for over the years and as such, can be enjoyed from day one. It does also offer great potential for some updating and improvement allowing new owners the chance to personalise and to make it their own.





## DESCRIPTION

The design of the accommodation results in rooms and areas that can be adapted to suit individual requirements.

The ground floor includes a spacious hallway and a shower room. The large integral garage offers scope for conversion to create a further living room/study.

The first floor offers a good sized living room with large picture windows overlooking Fluin Lane to the front and a door opening to a small balcony. There is an open plan kitchen/dining room to the rear with far reaching views over Frodsham and beyond, to the Welsh Hills.

On the second floor are three large bedrooms and a modern shower room. Gas fired central heating is installed and double glazed windows are fitted throughout.

There is an enclosed, low maintenance garden to the rear and driveway parking to the front.

## LOCATION

The house is in a most attractive and sought after residential position, set back from Fluin Lane, in an area of Frodsham known for high quality homes and the convenient proximity to the centre of Frodsham and a wide range of local shops and services. A footpath from The Willows gives easy access to the town centre and the railway station and there are good schools nearby. There are excellent recreational facilities in the area plus access to open countryside is nearby with walks along The River Weaver, Hob Hey Wood, Frodsham Hill and The Sandstone Trail. The road, rail and motorway networks allow access to many parts of the North West.

## TENURE

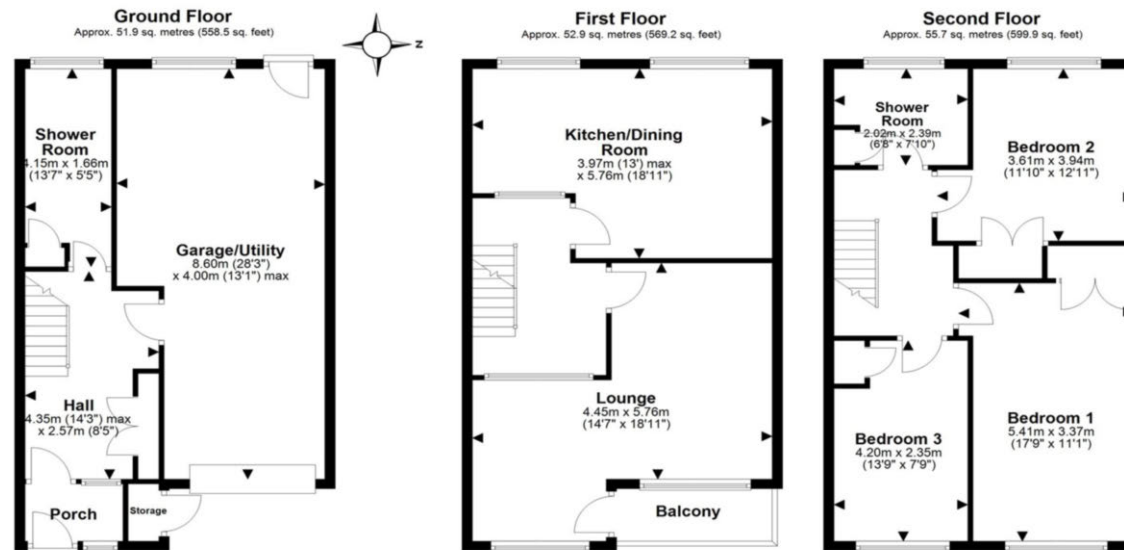
The property is Freehold but is subject to a perpetual rent charge of £18 per year. Further details available for the agents.

## COUNCIL TAX

Band D. Cheshire West & Chester.

## EPC RATING

Awaited.



Total area: approx. 160.5 sq. metres (1727.5 sq. feet)

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## FRODSHAM OFFICE

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