



**GASCOIGNE  
HALMAN**

3 ST. LUKES WAY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## 3 ST. LUKES WAY, FRODSHAM

**£320,000**

A rare chance to purchase a detached property in a secluded setting, close to the centre of Frodsham. The property has a large, versatile ground floor layout providing ideal single level living with the flexibility of a first floor bedroom and en-suite bathroom.

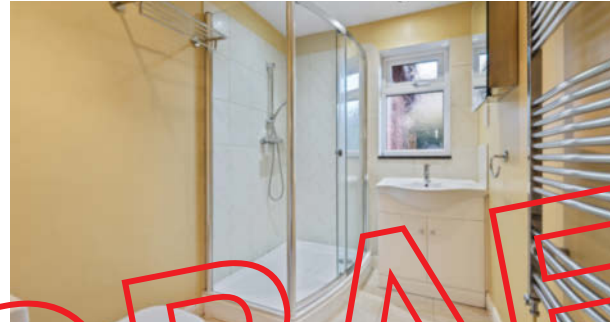
This deceptive property is tucked away in the corner of a small cul-de-sac and is within a few minutes walk of the centre of Frodsham and all its services.

This convenience is not at the expense of privacy as the rear garden enjoys a high level of seclusion, making this a great lifestyle opportunity.

The property offers spacious and adaptable accommodation that can be set up to suit a variety of individual buyer needs.







## DESCRIPTION

The layout is also ideal for those seeking ground floor living with the advantage of a large first floor bedroom with an en-suite bathroom for visiting family and friends.

The accommodation extends to over 1200 square feet (114 sq m) and includes a porch and entrance hallway, a large L shaped lounge/dining room and an attractive garden room. There is a fitted kitchen with an adjoining utility area featuring a high vaulted ceiling with Velux windows. This could be combined with the kitchen to form a smart open plan living space. There are two ground floor bedrooms and a shower room with modern fitments.

On the first floor is a large double bedroom with en-suite shower room. There is also a useful store room. Gas fired central heating is installed and double glazed windows are fitted throughout.

There is driveway parking to the front and a brick built single garage. The gardens extend to the rear and side and offer low maintenance areas for leisure and lounging.

## LOCATION

The property is situated within a small cul-de-sac of just seven bungalows. The location is ideal being within a few minutes walk of the centre of Frodsham. The town offers excellent shopping, recreational and leisure facilities. Road, rail and motorway connections allow access to many parts of the North West.

## TENURE

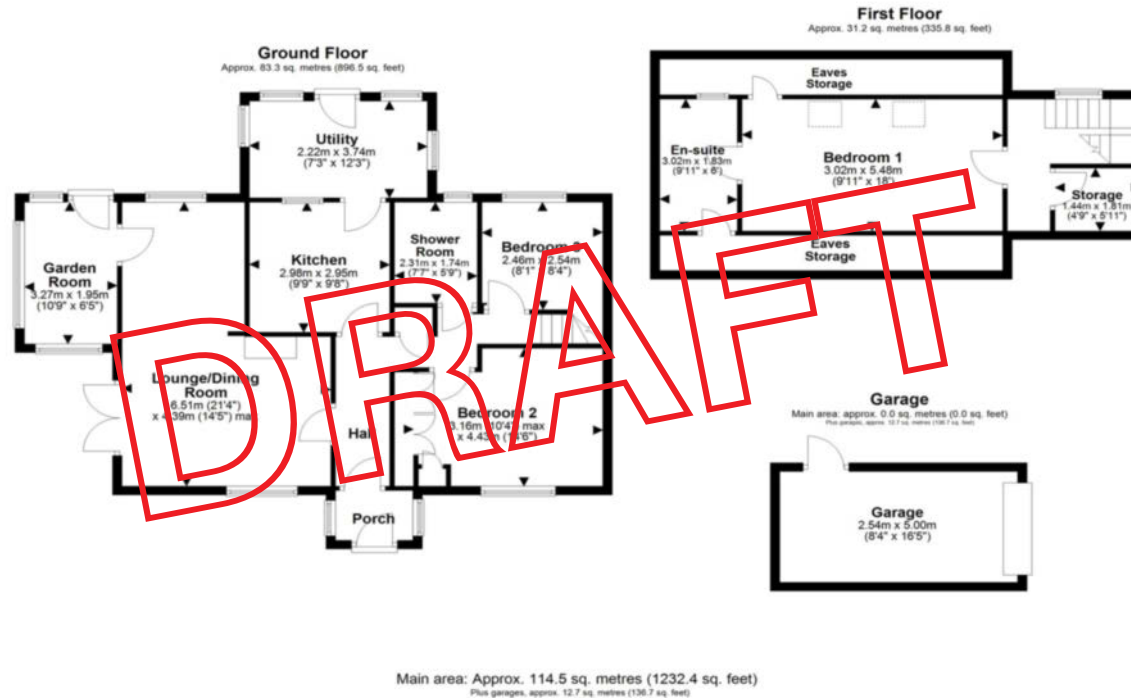
Freehold.

## COUNCIL TAX

Band C. Cheshire West & Chester.

## EPC RATING

Awaited.



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## FRODSHAM OFFICE

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