



**GASCOIGNE
HALMAN**

PENRITH CLOSE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



PENRITH CLOSE, FRODSHAM

Offers in the region of £525,000

A smart, stylish detached house with an extended and versatile layout over three levels, an elevated position at the end of a popular cul-de-sac with an open aspect, good sized private gardens and extensive parking.

The property has been subject to refurbishment and significant enhancement over recent years creating a strong overall impression and a home offering space and adaptability. The accommodation layout offers a combination of spacious rooms of comfortable proportions and huge flexibility, providing potential for multi generational living, home workers or those seeking a home with room to spread out.

The rooms are configured over three levels. The lower ground floor is currently configured to provide an annexe comprising of a sitting room/kitchenette, two bedrooms and a shower room. The layout can be easily adapted to suit other needs if required.





DESCRIPTION

The upper ground floor includes a spacious open plan living area and an adjoining kitchen. The kitchen is fitted with a range of modern gloss finish cabinets with quartz worktops and built in appliances. The first floor features three bedrooms, a bathroom and a separate WC.

The property is set at the end of a well established residential cul-de-sac providing a feeling of privacy and seclusion. There is extensive driveway parking for several vehicles. The good sized rear garden enjoys a good level of privacy and includes a lawn, patio area, a timber summer house with covered terrace.

LOCATION

The house occupies an elevated position at the end of a popular cul-de-sac with an aspect over a small green area at the front. This is a well established, popular area of Frodsham, close to Frodsham Manor House School and within easy reach of open countryside. The centre of Frodsham is within walking distance with a good selection of shops, recreational and leisure facilities. The road, rail and motorway networks allow access to the regions commercial centres with Chester, Warrington, Liverpool and Manchester all within commuting distance.

TENURE

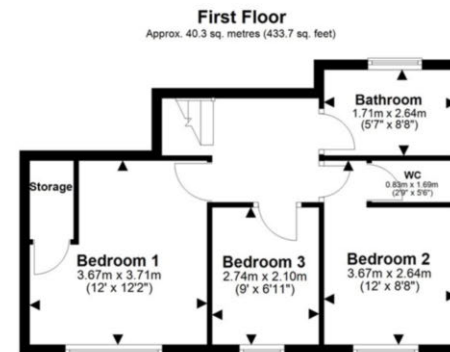
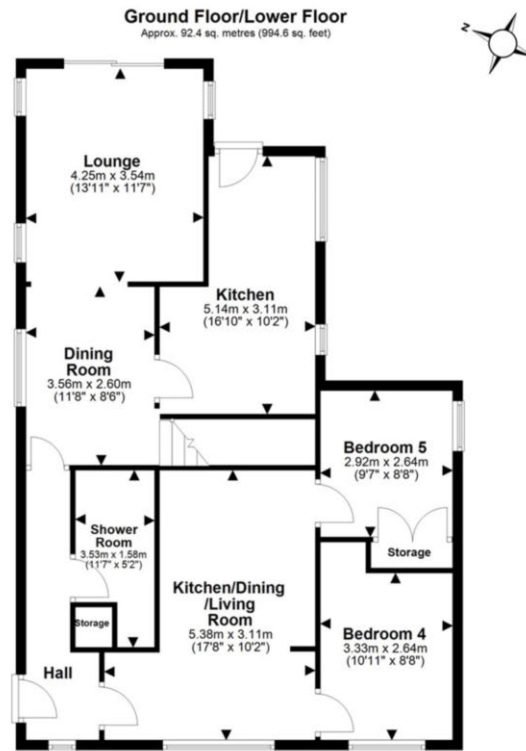
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C



Total area: approx. 132.7 sq. metres (1428.3 sq. feet)

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