



**GASCOIGNE
HALMAN**

WEAVER ROAD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A SUPERBLY PRESENTED HOUSE WITH A LIGHT, MODERN INTERIOR

WEAVER ROAD, FRODSHAM

£275,000

A beautifully presented semi-detached family home enjoying a cul-de-sac position, overlooking a small open green, and within walking distance of the centre of Frodsham.

The house has been fully refurbished over recent years and is now presented in excellent order throughout. The interior is light and bright with a tasteful neutral decorative theme.

There is a large open plan lounge/dining room with an adjoining further sitting room/family room. The good sized kitchen has a range of modern units and built in appliances

The first floor offers three double bedrooms and a smart modern bathroom.

There is gas fired central heating and double glazed windows are fitted throughout. There is driveway parking to the front and gardens extending to the side and rear. The enclosed rear garden features an area laid to lawn and a raised timber deck.





LOCATION

The house enjoys an excellent position in a popular cul-de-sac with the houses arranged around a small open green. It is within a well established area of Frodsham, convenient for access to a wide range of local facilities, shops and schools. The location is also well placed for access to open countryside with some lovely walks along the banks of nearby River Weaver and Hob Hey Wood. The road, rail and motorway networks allow access for the commuter to many parts of the North West.

DIRECTIONS

From the centre of Frodsham, proceed up High Street, A56, and follow into Bridge Lane. Immediately after passing the petrol filling station, turn left onto Volunteer Street and bear right onto Weaver Road. Follow to the end of the road and the property will be seen on the right hand side.

TENURE

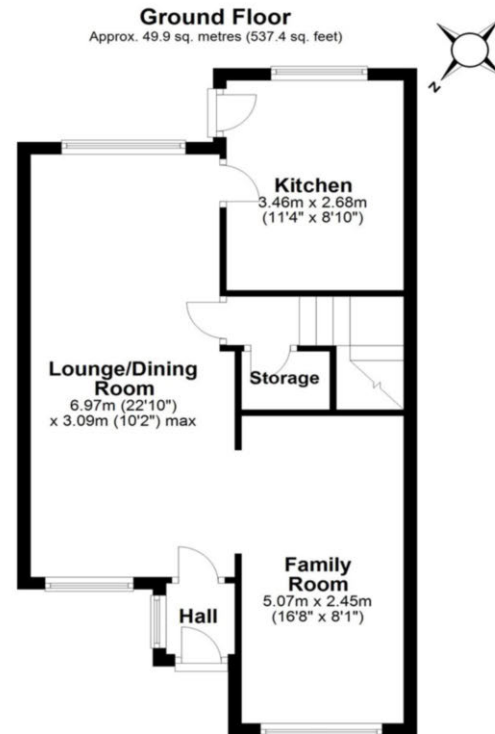
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D



Total area: approx. 90.0 sq. metres (969.3 sq. feet)

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