



GASCOIGNE HALMAN

BROOKSIDE, KINGSLEY, EPC - D. COUNCIL TAX - E. A
CHARACTER FAMILY HOME IN A POPULAR VILLAGE LOCATION

THE AREAS LEADING ESTATE AGENT



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£575,000

A charming individual family home in a superb village setting with extensively modernised, high quality accommodation retaining character period features.

Hollydene is a lovely home that combines the appeal of a period property with a modern, and practical open plan design and contemporary style.



The property has been completely refurbished in recent years with care and attention to detail exercised throughout. It is tastefully presented in neutral tones with warm oak floors and cottage style doors. Clever touches include LED lighting and built in bluetooth speakers but the house also benefits from a new boiler and HIVE controls fitted in 2019, external lighting and power supplies.



The internal layout includes a large lounge with a gas 'log' burner and a separate snug/sitting area. The highlight of the ground floor is the spacious open plan living/dining kitchen. The sitting and dining area has a log burning stove and bay window. The kitchen is fitted with an extensive range of storage cabinets with oak worktops. There is a Belfast sink, gas hob, extractor hood, built in oven and warming drawer, wine cooler, fridge/freezer and dishwasher. The kitchen also has under floor heating that also extends to the adjacent utility room. The ground floor also has a smart, modern shower room.

The first floor has four good sized bedrooms and a spacious family bathroom.

The house stands back and slightly elevated from the road and has ample off road parking. There is a secluded courtyard area to the immediate rear and steps leading to a large private rear garden with an expanse of lawn and a timber deck seating/barbecue area.

LOCATION

Kingsley is a very popular rural village surrounded by open countryside and farmland, close to Delamere Forest. The village has a thriving community spirit with a busy community centre and a selection of local services including a village store and Post Office, popular primary schools, Churches, doctors surgery and a village pub. The property also lies within the catchment for Helsby High School. Frodsham and Northwich are both nearby offering a wide selection of shops. The road, rail and motorway networks allow daily commuter access to the regions commercial centres.

DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152, and follow into Red Lane/Vicarage Lane and into Kingsley Road. Continue past Lady Heyes Holiday Park and turn next left onto Hollow Lane, heading into Kingsley. After passing The Co-Op Village Store, turn right onto The Brow and follow past the Red Bull and onto Brookside. The property is on the right hand side.

TENURE

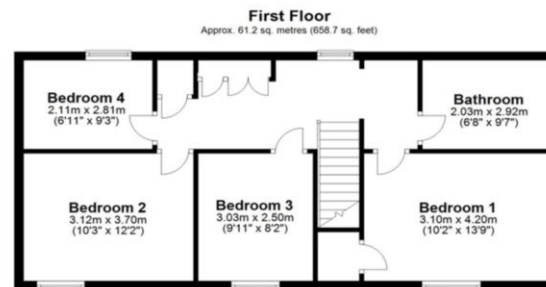
Freehold

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current D.



Total area: approx. 133.5 sq. metres (1437.1 sq. feet)

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