



**GASCOIGNE
HALMAN**

TARVIN ROAD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A DETACHED BUNGALOW IN A RURAL SETTING
WITH OPEN VIEWS

TARVIN ROAD, FRODSHAM

£330,000

A detached bungalow in a 0.16 acre plot, on the edge of Frodsham, with open rural views to the front and rear.

Burnside was built in the 1930's and has a traditional solid look and feel with brick cavity walls and a Welsh slate roof. It offers exciting potential for updating and improvement and possible extension, subject to planning permission being obtained.

It currently has accommodation including an entrance hall, lounge, dining room and a fitted kitchen. There are two double bedrooms and a bathroom.





There are double glazed windows and an oil fired central heating system is installed. Drainage is to a septic tank.

The property is surrounded by open farmland and has views to Woodhouse Hill to the front. The mature gardens extend to 0.16 of an acre with a wide gated driveway to the front providing plenty of off road parking and allowing access to an attached garage. The rear garden is enclosed by fencing, well established hedges and it features a large lawn with well stocked borders and beds.

LOCATION

The property lies just over a mile from the centre of Frodsham and enjoys open rural views to the front and rear. It is in a mature, rural setting, adjacent to open countryside yet it is within easy reach of a wide range of local facilities. There are shops, cafes and restaurants in the centre of Frodsham plus national and independent retail shops catering for most day to day needs. An historic street market is held each Thursday. There are popular schools in the area including Helsby High School. The road, rail and motorway networks allow access many parts of the North West with Chester, Warrington, Liverpool and Manchester all within daily commuting distance. Trains from Runcorn reach London Euston in around 2 hours. Liverpool John Lennon and Manchester International airport are both around 30 minutes drive away.

TENURE

Freehold.

COUNCIL TAX

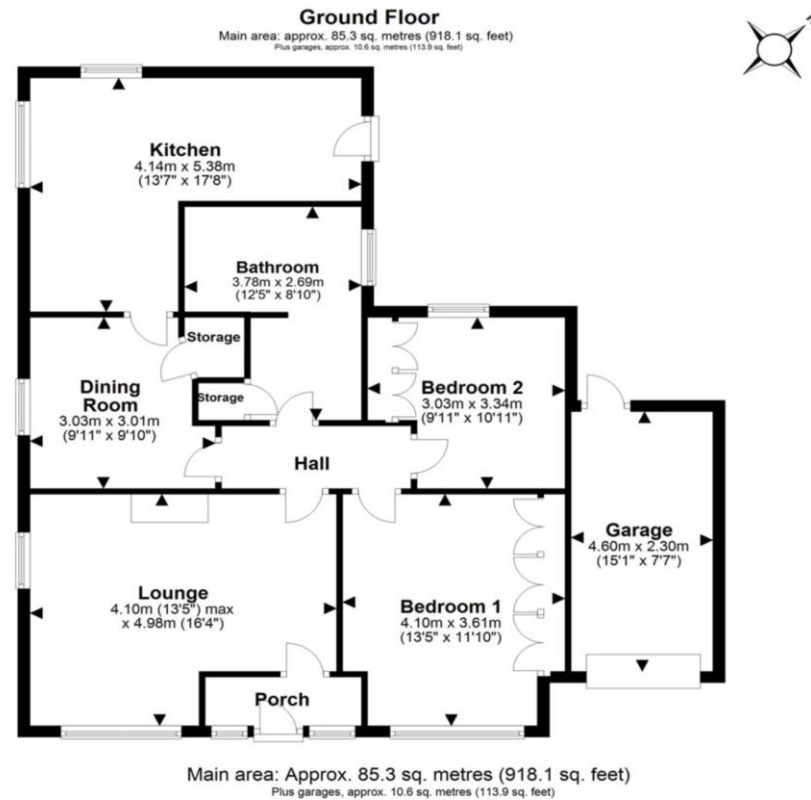
Band D. Cheshire West & Chester.

EPC RATING

Awaited.

SERVICES

Mains water and electricity are connected. Oil fired central heating is installed. Drainage is to a septic tank.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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