



**GASCOIGNE
HALMAN**

BEECH VIEW ROAD, KINGSLEY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



BEECH VIEW ROAD, KINGSLEY, FRODSHAM

£450,000

A detached bungalow in a great location, enjoying superb panoramic views to the rear and offering spacious accommodation with potential for updating and personalisation.

This aesthetically attractive detached bungalow offers accommodation that will be well suited to families or to downsizers who still need space for visiting family or friends.

It extends to over 1600 sq ft (151 sq m) and whilst new owners may wish to enhance some aspects of the interior, the layout is spacious, bright and appealing.





There is a large open plan lounge/dining room located to the rear with doors opening into a sun lounge/conservatory to take full advantage of the incredible views. The good sized kitchen has space for informal dining. The four well proportioned bedrooms are located privately, away from the living rooms. There is a bathroom and separate WC. Double glazed windows are fitted throughout and gas fired central heating is installed.

Driveway parking leads to a single garage and a covered canopy porch creates a useful unloading area. The private rear garden has far reaching views over open countryside and The Cheshire Plain beyond towards The Peak District. There is a patio area with lawn beyond and mature hedge borders.

Please note that this property is being sold subject to Grant of Probate. Please contact us in relation to the potential timeframes involved.

LOCATION

The property is situated within a popular area of Kingsley village, forming part of a development of similar quality detached homes. Kingsley is surrounded by open Cheshire countryside and has a thriving village community centre. There are popular village primary schools, Co Op convenience store/post office, chemist, Churches and a village pub. The area is surrounded by open countryside and Delamere Forest is a few minutes away by car or bike. Frodsham and Northwich are nearby with a wide range of shops and services whilst the road, rail and motorway networks provide commuter access to many parts of the North West including Chester, Liverpool and Manchester.

TENURE

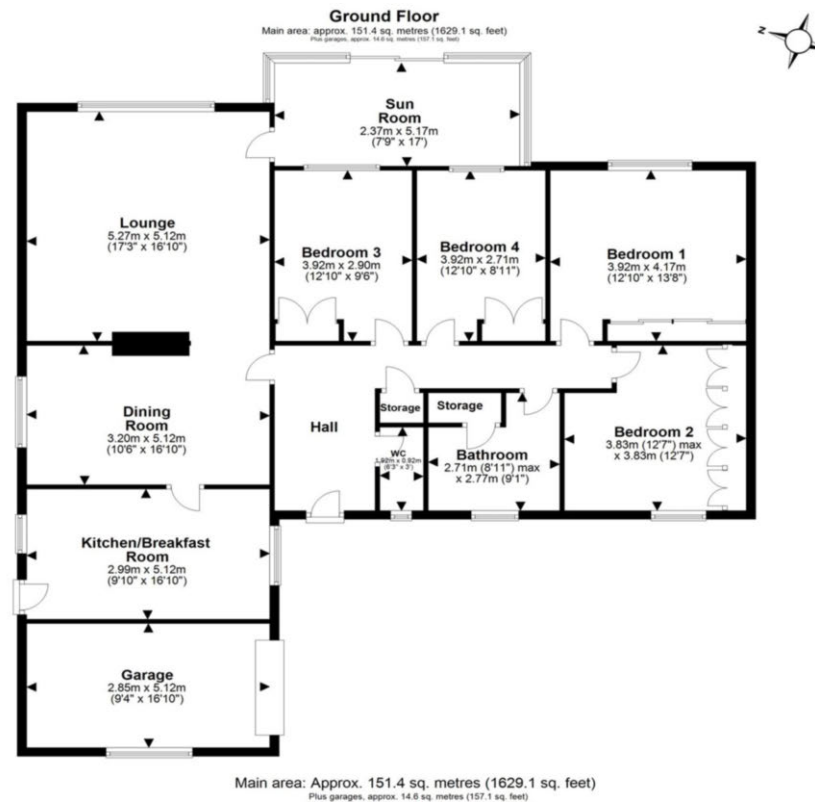
Freehold.

COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Current D



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.

FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**