



**GASCOIGNE  
HALMAN**

THE WILLOWS, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## THE WILLOWS, FRODSHAM

**£325,000**

**A semi-detached house set within a much sought after residential area, within easy reach of the centre of Frodsham, popular schools and excellent local facilities.**

As a location, The Willows really does take some beating. Due to its popularity, houses in the road often remain in long term ownership, as it is with the sale of this property, now being offered for sale for the first time since it was built in 1971.

The house has been well cared for and maintained to a good standard over the years. It is ready for new owners to move in and enjoy from day one but potential also exists for the house to be developed further and personalised to suit individual tastes.







## DESCRIPTION

The ground floor offers an entrance hallway, two living rooms and a modern kitchen. Upstairs are three bedrooms and a shower room. The Loft is boarded and provides useful storage space. There are double glazed windows and efficient gas fired central heating and hot water systems.

There is driveway parking and a brick built garage. Gardens to both front and rear provide space to relax and enjoy.

## LOCATION

The house is in a most sought after residential position, off Fluin Lane. The area is known for high quality homes, a mature setting and the convenient proximity to the centre of Frodsham and the railway station which are within a short walk of the property. There are excellent shopping facilities and a wide range of services available in the town. There are good schools in the area including St Lukes and Manor House primary schools and the house lies within catchment for Helsby High School. Access to open countryside is nearby. The road, rail and motorway networks allow access to many parts of the North West.

## TENURE

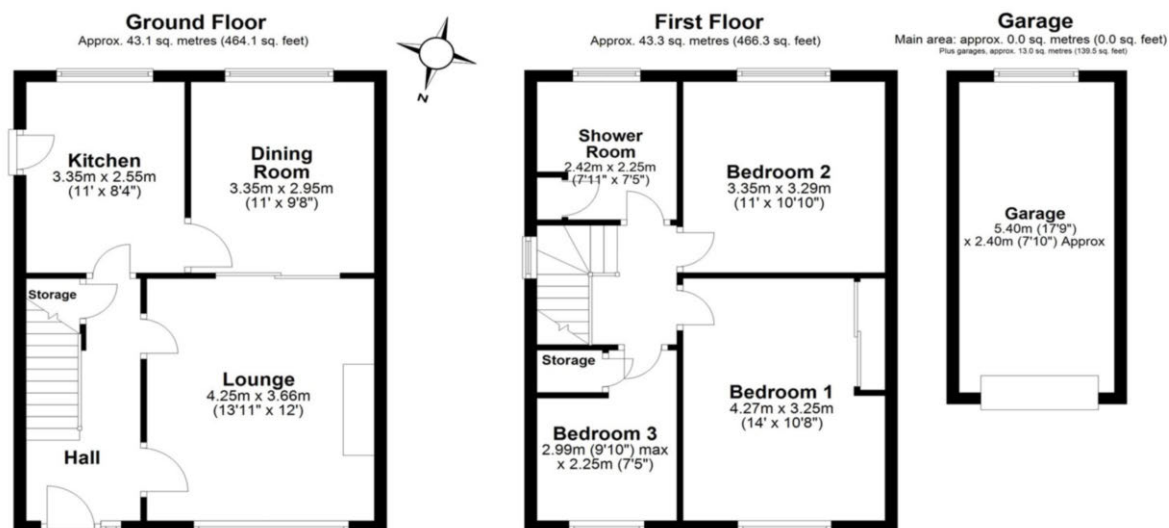
Freehold.

## COUNCIL TAX

Band C. Cheshire West & Chester.

## EPC RATING

Awaited.



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## FRODSHAM OFFICE

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