



12 GREENSIDE AVENUE

FRODSHAM, WA6 7SA

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A beautifully presented three-bedroom detached house occupying a well-proportioned plot within a sought-after area of Frodsham. The property is only a 20 minute walk to the top of Frodsham Hill. The property has undertaken a full scheme of modernisation by the current vendors and offers excellent family accommodation.

Combining town centre benefits with a semi-rural feel, Greenside Avenue fulfils the requirements of many purchasers. Distinctive in its period appeal, number twelve is an excellent example of its type with an exemplary finish both outside and inside.

Entering the property, a charming porch with feature tile floor and useful full height storage cupboard, opens into the entrance hall which in turn affords access to the ground floor accommodation. The living room is at the property's front with a large, charming bay window flooding the room with natural light. With a fireplace as its focal point the favourable proportions of the room make it a particularly versatile space. To the rear aspect sits the kitchen, dining and sitting room, an open plan space adaptable in its layout to provide a room that truly operates as the heart of the house. Bi-folding doors to the rear allow for easy accessibility to the garden and sense of bringing the outside in. The kitchen that has undergone a complete renovation by the current vendors and has been fitted with a bespoke modern 'shaker style' kitchen with quartz worktops. Off the kitchen sits the utility room, appointed to the same exacting standards as the kitchen and with access to both the rear garden and the integral garage. Concluding the ground floor accommodation is the WC, a must have for so many family purchasers.



At first floor level the landing gives way to three well-proportioned rooms, the master to the front enjoying rural views in the distance and a large bay window. The second bedroom is of an equally impressive size looking over the garden to the rear. In addition to the third bedroom the first floor is concluded with the stylish and functional family bathroom.

Outside the house provides much more than would be expected - off road parking, an integral garage, and a private sunny garden to the rear.

LOCATION

Gateway to the Sandstone Trail, Frodsham is a charming market town with the thriving 'Main Street' where a traditional market is held each Thursday. A broad spectrum of shops is available in the town, along with a Morrisons supermarket and several popular bars, restaurants and coffee shops. There are good educational establishments nearby including several well-regarded primary schools and the consistently popular Helsby High School as well as independent schooling available at The Grange in Hartford, Abbey Gate School and the Kings and Queens schools in Chester.

There is easy access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways and travel to London from nearby Runcorn station is less than two hours away. Frodsham itself has a railway station that runs on the Chester to Manchester Piccadilly Line via Helsby, Frodsham, Runcorn East and Warrington Bank Quay

Leisure attractions include golf courses at Helsby and Delamere, walking in Delamere Forest, Castle Park, Manley Mere and the picturesque Sandstone Trail. The property is located 30 yards from a footpath leading to the River Weaver.



PORCH - 6'2" x 3'5"

Obscure glass door with UPVC double glazed window, bespoke double open fitted storage, ceiling mounted light fitting, tiled floor, timber framed obscure glass panelled door to entrance hall.

ENTRANCE HALLWAY- 15'9" x 5'9"

Ceiling mounted light fitting, radiator, engineered oak flooring. Staircase rising to the first floor. Doors to WC, living room and dining kitchen.

WC - 4'7" x 2'6"

Side aspect UPVC double glazed obscure glass window, WC, corner wall mounted wash hand basin with mixer taps and splash back, radiator tile floor, wall mounted light fitting.

LIVING ROOM - 14'9" x 13'9" into bay

Front aspect UPVC double glazed bay window, coved ceiling, ceiling mounted light fitting, radiator, brick surround gas fireplace with beamed timber mantle.

OPEN PLAN DINING KITCHEN - 21'3" x 12'9"

Rear aspect UPVC double glaze window, rear aspect bi-folding doors onto patio to the rear, continuation of engineered oak flooring, ceiling mounted light fittings, coved ceiling. A selection of wall and base level modern blue shaker style kitchen with quartz preparation surface, Belfast sink and mixer tap, and quartz routed drainer grooves, AEG induction hob, integrated electric oven, integrated dishwasher, ample space for dining and seating. Door to utility room.

UTILITY ROOM - 8" x 5'4"

Rear aspect stable door, rear aspect UPVC double glazed window, wall and floor mounted modern shaker style units with a quartz preparation surface, stainless steel sink unit and drainer with mixer tap, wall mounted ladder style radiator, recessed ceiling spotlights, tiled flooring and door to the integral garage.

LANDING

Front aspect UPVC double glazed window with fitted shutters, two ceiling mounted light fittings. Door to airing cupboard, master bedroom, two further bedrooms and family bathroom.

MASTER BEDROOM - 13'9" x 12'3" into bay

Front aspect UPVC double glazed bay window, radiator, ceiling mounted light fitting, door opening to useful fitted wardrobe incorporating rails.

BEDROOM TWO - 12'8 x 11'9"

Rear aspect UPVC double glazed window, radiator, fitted wardrobe incorporating rails, ceiling mounted light fitting.

BEDROOM THREE - 9'5" x 8'9" max

Rear aspect UPVC double glazed window, radiator, fitted wardrobes, ceiling mounted light fitting.



FAMILY BATHROOM - 7'8" x 5'3"

A well appointed three piece suite in white with chrome style fittings comprising: WC with concealed cistern, wash hand basin set onto vanity unit with matching up stand and surface, bath with chrome mixer tap and shower over. Side aspect double glazed window with obscure glass, floor tiling with underfloor heating, recessed spotlights to ceiling, extractor fan, ladder style radiator.

GARAGE - 16'1" x 8'10"

Up and Over Garage door, electricity and power.

EXTERNALLY

To the front is a block paved driveway with parking for two vehicles and an attractive landscaped front garden with hedging and fencing denoting the boundary. Access to the rear garden, which is of an impressive proportion, is predominantly laid to lawn with a substantial patio flanking the rear and side of the property with boundaries defined by panelled fencing. There is an electrical car charging point.

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band E - Cheshire West and Chester.

ENERGY PERFORMANCE RATING

The property is banded 'D'

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

FINER POINTS

- Viewing - By prior appointment please call to arrange a viewing
- Floor plan is intended as general guidance and are not to scale

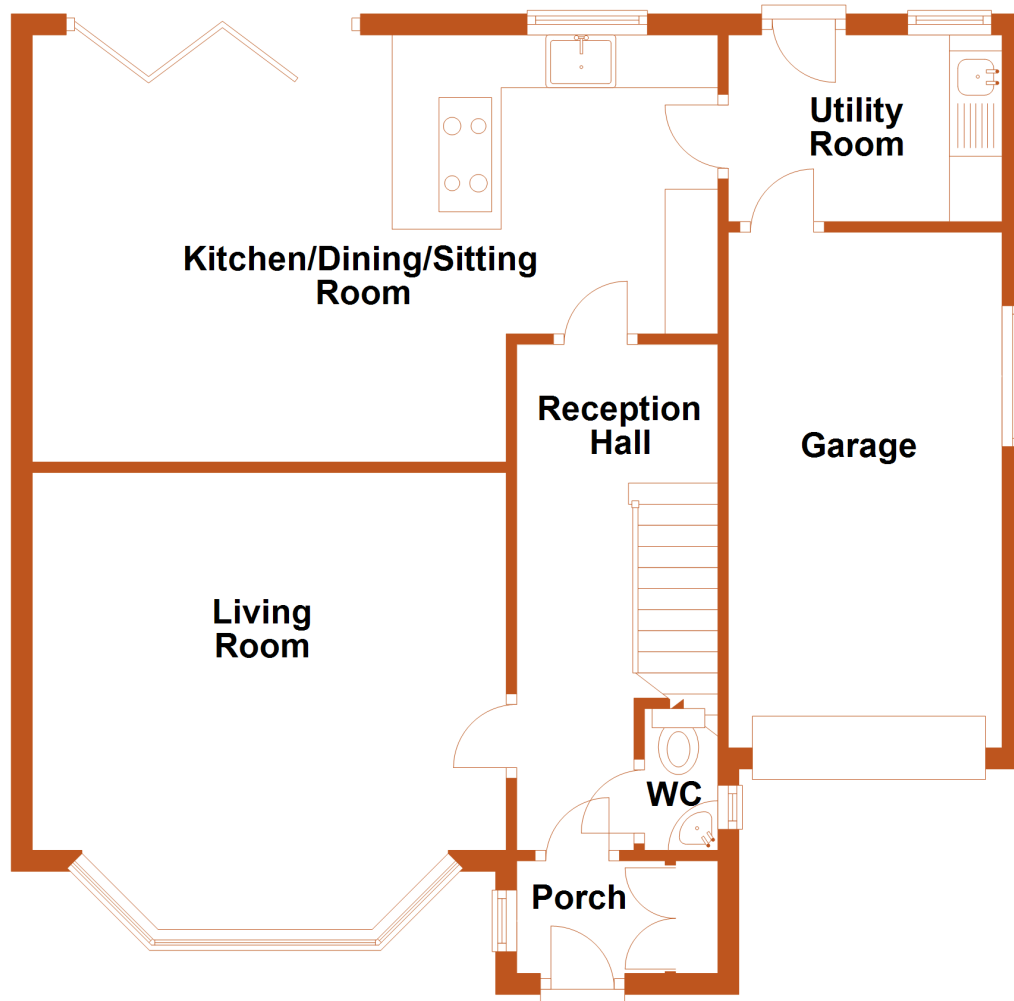
AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



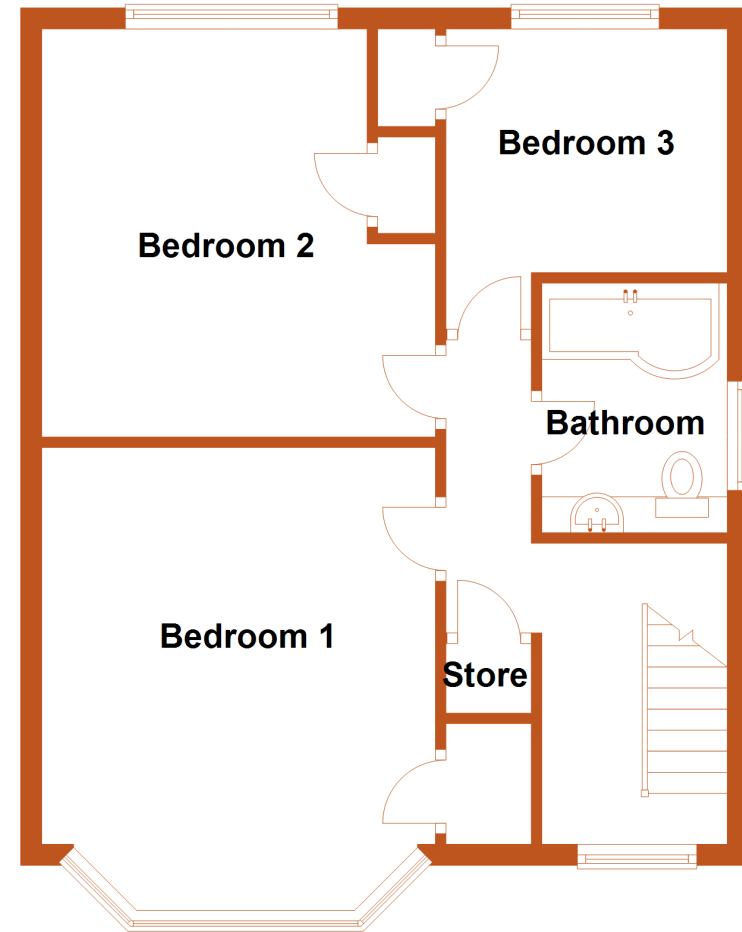
Ground Floor

Approx. 71.5 sq. metres (770.1 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.6 sq. feet)



Total area: approx. 122.5 sq. metres (1318.7 sq. feet)



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