



**Bridge Lane, Frodsham WA6 7JD**



## Welcome to

### Bridge Lane, Frodsham

A versatile and spacious, four double bedroomed detached house occupying an elevated position close to Frodsham town centre. This property benefits from driveway parking as well as a garage, three reception rooms and ensuite shower room. Viewing essential.



### **Entrance Hall**

Double glazed entrance door to the front elevation, double glazed window to the front elevation, stairs leading to the first floor, storage cupboard, radiator, laminate flooring.

### **Cloakroom**

Double glazed window to the side elevation, hand wash basin with mixer tap over and vanity unit, low level w.c, heated towel rail, tiled floor.

### **Lounge**

14' 8" x 18' 1" ( 4.47m x 5.51m )

Two sets of double glazed doors opening to the rear elevation, laminate floor, radiator.

### **Sitting Room**

11' 4" x 10' 9" ( 3.45m x 3.28m )

Two double glazed windows to the front elevation, laminate floor, radiator.

### **Cinema Room**

19' 9" x 12' ( 6.02m x 3.66m )

(L-Shaped) Double glazed window to the side elevation and radiator.

### **Kitchen**

14' 8" x 14' 8" ( 4.47m x 4.47m )

Double glazed window to the rear elevation, selection of wall and base units, stainless steel sink and drainer with mixer tap, tiled floor and tiled splash backs, range oven with extractor fan over, integrated dishwasher, radiator.

### **Utility Room**

10' 5" x 6' 5" ( 3.17m x 1.96m )

Double glazed door to the side elevation, double glazed window to the side elevation, selection of wall and base units, space and plumbing for two washing machines, stainless steel sink and drainer with mixer tap, radiator.

### **First Floor**

#### **Landing**

Double glazed sky light, two storage cupboards, radiator.

#### **Bedroom One**

13' 4" Excluding recess x 14' 8" ( 4.06m Excluding recess x 4.47m )

Double glazed window to the rear elevation, built-in wardrobes, radiator.

#### **En-Suite**

Double glazed window to the rear elevation, low level w.c, tiled walls and floor, hand wash basin, shower cubicle and heated towel rail.

#### **Bedroom Two**

15' 2" x 11' 4" ( 4.62m x 3.45m )

Two double glazed windows to the front elevation, built-in wardrobes, laminate floor, radiator.

#### **Bedroom Three**

18' x 8' 5" ( 5.49m x 2.57m )

Two double glazed skylights, two double glazed windows to the side elevation, laminate floor, radiator.

#### **Bedroom Four**

12' 5" x 11' 7" ( 3.78m x 3.53m )

Double glazed window to the rear elevation, laminate floor, built-in wardrobe and radiator.

#### **Bathroom**

Double glazed skylight, hand wash basin with mixer tap, bath with mixer tap, tiled walls and floor, shower cubicle and heated towel rail, under floor heating.

#### **Exterior Garage**

Power and lighting, manual up and over door.

#### **Frontage**

Block paved driveway (shared access), access to the garage, side access to the rear garden.

### **Rear Garden**

Patio seating area, steps leading up to lawned garden with further patio seating area, fenced surround.



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## Welcome to

### Bridge Lane, Frodsham

- Versatile accommodation.
- Driveway parking and garage.
- Three reception rooms.
- Four double bedrooms.
- Viewing essential.

Tenure: Freehold EPC Rating: C

offers over

**£400,000**



Please note the marker reflects the postcode not the actual property

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