

# Town & Country

Estate & Letting Agents

Park Lane, Frodsham

Offers In Excess Of £225,000



Nestled in the desirable area of Park Lane, Frodsham, this charming three-bedroom semi-detached house, offers adaptable accommodation and a good-sized rear garden. In need of modernisation, offering a blank canvas for potential buyers to infuse their personal style and preferences. Whether you are a first-time buyer or looking to invest, this semi-detached should not be overlooked, viewing is essential to appreciate its potential.

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## DESCRIPTION

This charming three-bedroom semi-detached house presents an exciting opportunity for those looking to create their dream home. While the property needs modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences. The adaptable accommodation comprises of an entrance hall, living room, kitchen and rear hall with a store and a convenient downstairs cloakroom WC. To the first floor, the landing provides access to a bathroom and three bedrooms. Set on a generously sized plot, the property boasts a good-sized rear garden, perfect for outdoor activities, gardening, presenting a wonderful opportunity for landscaping and personalisation.



## LOCATION

The property is situated in a popular location just a short walk from a wealth of amenities. Frodsham, is within the Cheshire West and Chester district. A well-regarded market town offering an excellent range of local amenities, including supermarkets, independent shops, cafés, pubs and restaurants, all within easy reach of the property. The town benefits from Frodsham railway station, providing regular services to Chester, Manchester and Liverpool, while the nearby M56 motorway offers convenient road access to the wider Northwest region. There is a good selection of primary and secondary

schools close by, along with GP practices, pharmacies and leisure facilities. The area is also well known for its attractive surroundings, with access to open countryside, walking routes and nearby attractions such as Delamere Forest and the Sandstone Trail. Overall, the location combines a strong sense of community with excellent transport links and everyday amenities, making it a highly desirable place to live.

## DIRECTIONS

From our Chester branch, head east towards Albion Street, turn right towards Albion Street, turn left onto Albion Street, turn left onto Volunteer Street then turn left onto Pepper Street/A5268, continue to follow A5268, at the roundabout, take the 3rd exit onto Nicholas Street/A5268, continue to follow A5268. At the roundabout, take the 2nd exit onto St Oswalds Way/A5268. At the roundabout, take the 1st exit onto Hoole Way/A56. At Hoole Roundabout, take the 2nd exit onto Warrington Road/A56. At Hoole Island Junction, take the 2nd exit onto A56 (Helsby/Frodsham). Turn right onto Fountain Lane, Continue onto Park Lane the property will be located via our For sale Board.

## ENTRANCE HALL

The property is entered via an opaque uPVC double-glazed front door, which opens into the entrance hall. There is a gas wall heater, stairs rising to the first-floor accommodation, and a door opening into the living room.



## LIVING ROOM

16'7 x 9'8

With a window to the front elevation and a feature fire surround.



## KITCHEN

14'5 x 9'2 (max)

The kitchen is fitted with wall, base and drawer units, together with a stainless steel single drainer sink unit. A window faces the rear elevation. There is a shelved pantry with a window, and a door opens into the rear hall.

## REAR HALL

With a partially glazed door opening to the rear garden, a built-in storage cupboard, and a cloakroom WC.

## FIRST FLOOR LANDING

Having a window to the rear elevation, a sliding door opening into the bathroom, an over-stairs shelved storage cupboard, and doors opening to three bedrooms.

## BATHROOM

6'1 x 4'7

Installed with a panelled bath with shower over, low-level WC, and pedestal

wash hand basin. The walls are partially tiled, and there is an opaque window to the rear elevation.

### BEDROOM ONE

13'6 x 10'2

With a window to the front elevation



YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### BEDROOM TWO

9'4 x 9'2

With a window to the rear elevation.

### BEDROOM THREE

10'4 x 6'5

With a window to the rear elevation.



### EXTERNALLY

Externally, to the front of the property there is a lawned garden with gated side access leading to a good-sized rear garden, which is predominantly laid to lawn with a scattering of plants, shrubs and trees, all enclosed by hedging and fence panels.

Many properties in the street have been extended and have created off-road parking to the front; however, this would be subject to any relevant planning approvals being obtained.

### SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: Band: C £2,126.00

### ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

### SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

### MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	