



**20 Maori Drive,  
Frodsham, Cheshire, WA6 7BS**

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Independent Estate Agent

## 20 Maori Drive, Frodsham, Cheshire, WA6 7BS

Semi detached property situated in a popular location within walking distance of Frodsham town centre where a variety of shops, schools, restaurants are available. The railway station is within walking distance providing daily transport to major cities such as Chester Manchester and Liverpool whilst the motorway junction is minutes away by car making this an ideal location for commuters. The property offers comfortable accommodation briefly comprising:- Hall, living room, dining room, kitchen, conservatory. To the first floor are three bedrooms and refitted shower room. Outside is a detached garage with brick utility room/WC to the rear, block paved driveway. The rear garden is a feature of this lovely home having lawns with well stocked borders and raised patio.

### Directions

From the centre of Frodsham proceed along Main Street (A56) turn right onto Marsh Lane then left onto Maori Drive.

**£275,000**



### Front

Canopied porch  
Composite entrance door

### Hall

Stairs to first floor  
Radiator in ornate cover  
Understairs cupboard

### Living Room

12' 4" x 12' 11" (into alcove)  
Feature cast iron fireplace  
Radiator, UPVC double glazed window to front  
Coved ceiling, solid oak flooring

### Dining Room

8' 11" x 8' 10"  
French doors leading to conservatory  
Radiator in ornate cover  
Solid oak flooring  
Coved ceiling

### Conservatory

17' 7" x 8' 1" (max)  
Windows to sides and front, door leading to garden, tiled floor, radiator

### Kitchen

9' 10" x 8' 10"  
Fitted with a range of wall and base units to include 1.5 stainless steel sink unit with antique mixer taps  
Creda electric oven, NEFF electric hob  
Integrated fridge and freezer  
Double glazed window to rear  
Composite side exit door  
Antique style radiator  
Karndean flooring  
Part tiled walls  
Cupboard housing Worcester gas central heating boiler  
Window to side

### Landing

UPVC double glazed window to side  
Loft access

### Bedroom 1

12' 4" x 8' 7" (to wardrobe front)  
Fitted wardrobes  
UPVC double glazed window to front  
Radiator in ornate cover  
Solid oak flooring



### Bedroom 2

10' 7" x 9' 0"  
UPVC double glazed window to rear  
Fitted wardrobe with overhead storage  
Radiator  
Laminate flooring

### Bedroom 3

9'3"(max) x 8'4"(max)  
Stair bulkhead intrudes into room  
UPVC double glazed window to front  
Fitted wardrobe with shelves and hanging rail  
Radiator  
Solid oak flooring



### Shower Room

Refitted with antique style suite comprising:-  
Walk in shower, WC, Wash hand basin  
Antique style radiator  
UPVC double glazed window to rear  
Laminate flooring

### Outside

#### Front

Gated access  
Low maintenance garden having raised gravelled bed and block paved additional parking

#### Side

Block paved driveway  
Carport with power and light  
Side access gate

#### Garage

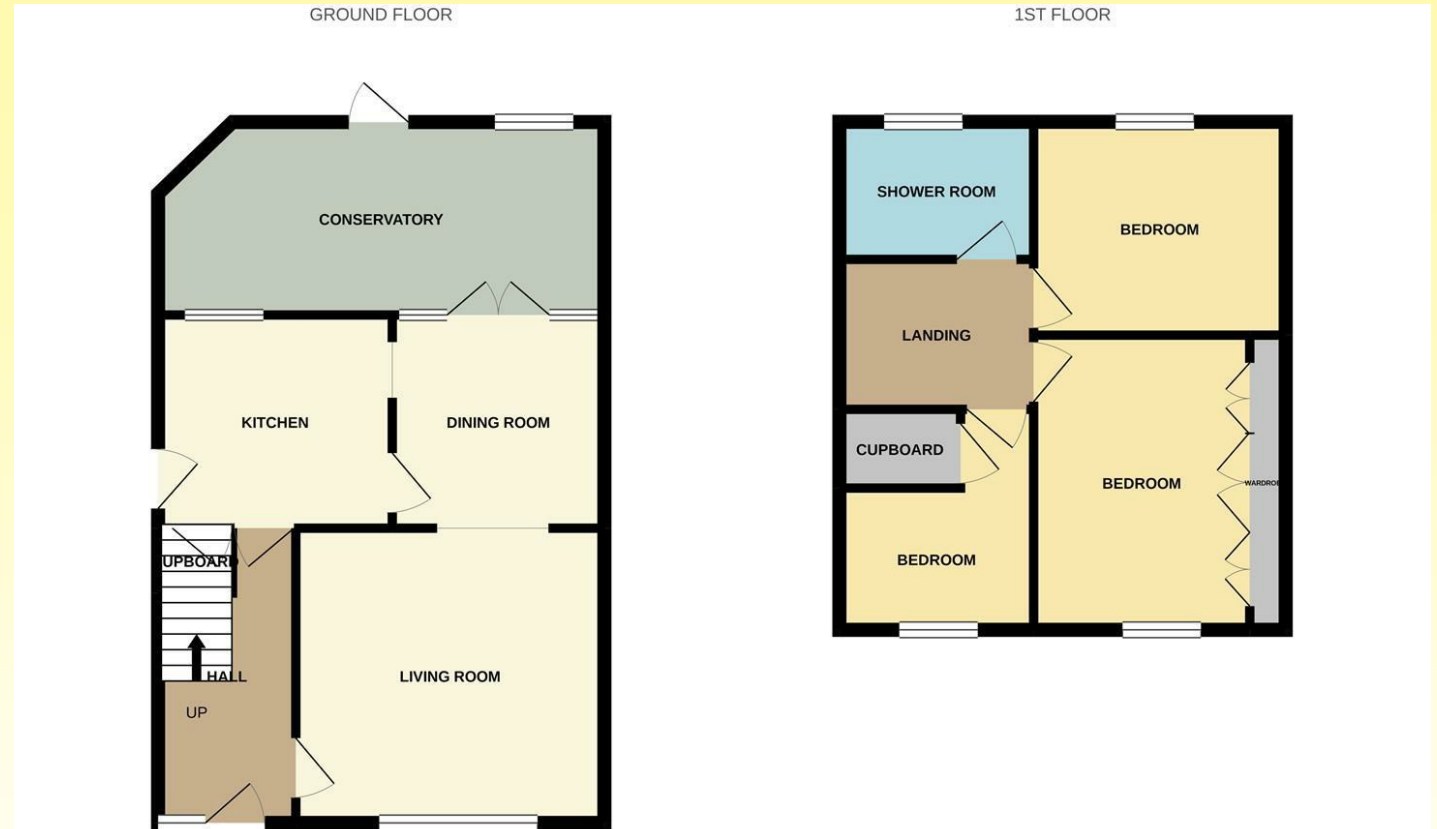
Detached garage with up and over door

**Age:** 1963

**Tenure:** Freehold

**Council Tax:** C

**EPC Rating:**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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