



7 Pennington Close, Frodsham

Frodsham

£325,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



7 Pennington Close

Frodsham

An appealing detached family home offering superb, well planned accommodation, set in a secluded cul-de-sac position within the sought after Moorings development. With a private rear garden, garage and plenty of driveway parking, this is one to view without delay.

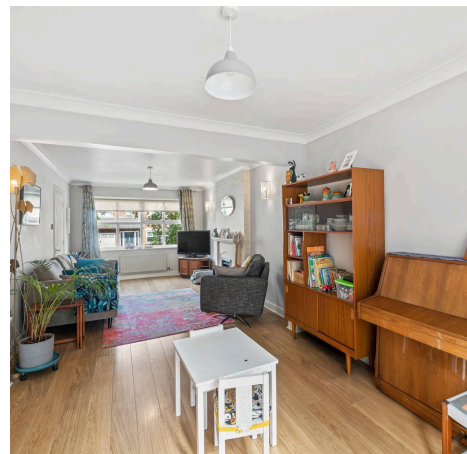
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Family Home In Popular Area
- Cul-De-Sac Setting with Private Garden
- Well Designed Spacious Accommodation
- Three Good Sized Bedrooms and Two Bathrooms
- Garage and Ample Driveway Parking
- Large Conservatory



7 Pennington Close

Frodsham

An appealing detached family home, built in the late 1990's by Wainhomes, enjoying a secluded cul-de-sac position within the popular Moorings development.

The location is convenient for access to the amenities of Frodsham and also nearby countryside with walks along The River Weaver, Frodsham Marshes and Hob Hey Wood.

The well designed and spacious accommodation extends to over 1100 sq ft (105 sq m). On the ground floor, there is a large open plan living room that opens to a large conservatory. The good sized kitchen has space for informal dining and a range of units. The first floor provides three well proportioned bedrooms and two bathrooms, one being en-suite. There are double glazed windows throughout and gas fired central heating is installed. There is a detached brick built garage and a long driveway to the side. The rear garden enjoys a good degree of privacy with lawn and flower beds. A further enclosed area to the side has a garden shed.

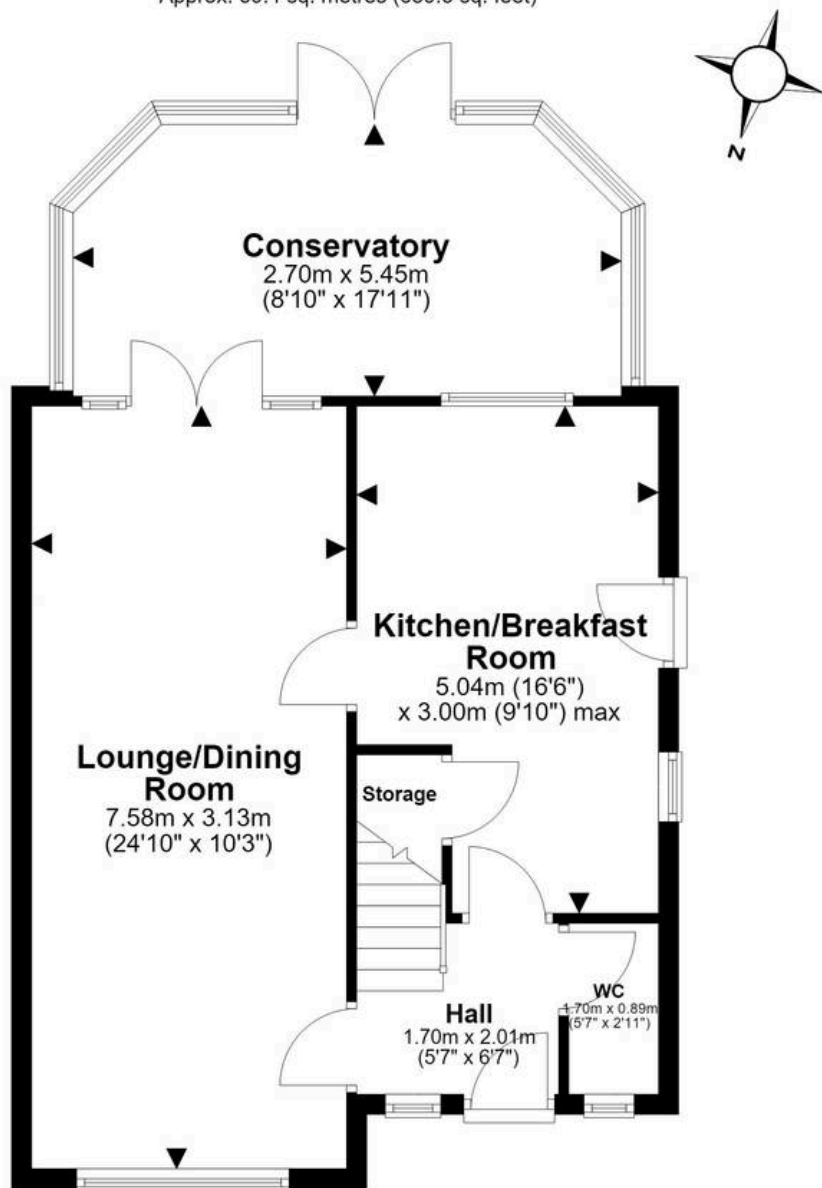
LOCATION

The property is situated within a popular residential area, set amidst a range of similar detached family homes. The location is convenient for access to a wide range of local services with a nearby primary school. The centre of Frodsham is approximately a mile away with a good range of shops, cafes and bars. The road, rail and motorway networks allow access to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.



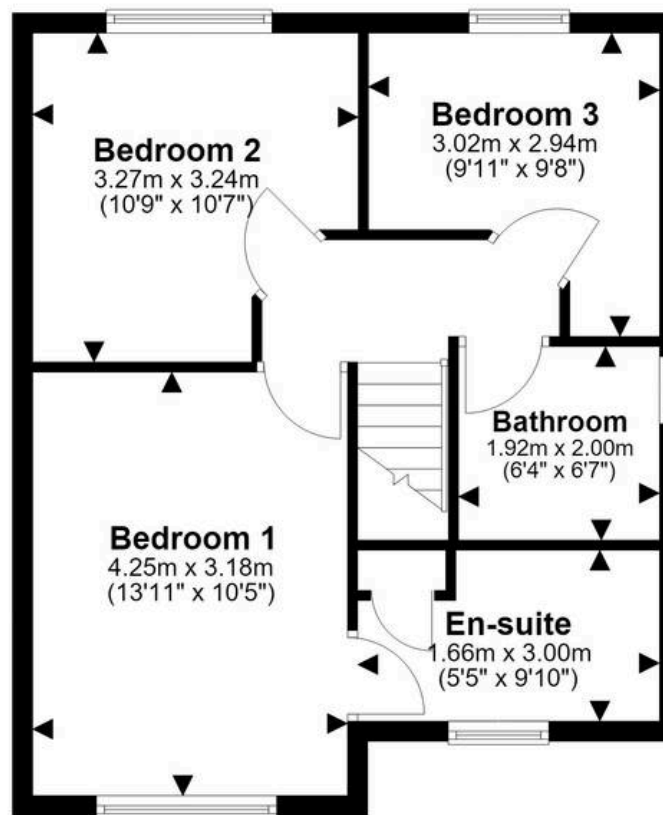
Ground Floor

Approx. 59.4 sq. metres (639.5 sq. feet)



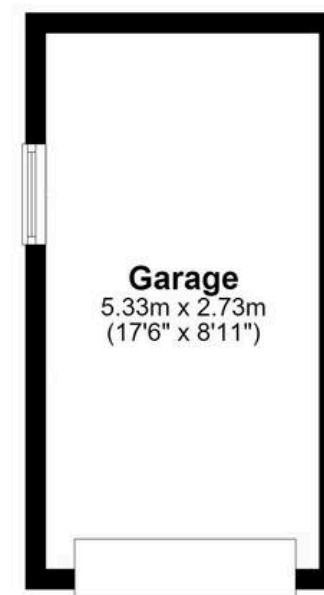
First Floor

Approx. 45.1 sq. metres (486.0 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 14.6 sq. metres (156.6 sq. feet)



Main area: Approx. 104.6 sq. metres (1125.5 sq. feet)

Plus garages, approx. 14.6 sq. metres (156.6 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.



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