



**GASCOIGNE
HALMAN**

HAYES CRESCENT, FRODSHAM

THE AREAS LEADING ESTATE AGENT



HAYES CRESCENT, FRODSHAM

£275,000

This mature semi-detached family home offers beautifully presented, spacious accommodation and has superb private rear gardens. Viewing is a must to appreciate the host of features on offer.

This is a lovely home that offers an excellent layout, optimising living space, comfort and flexibility, making it ideal for modern family living. The kitchen lies central to the ground floor and is fitted with modern units. There are two separate living rooms - one each side of the kitchen. There is a large dual aspect lounge and a spacious dining room that is open plan from the kitchen and has double doors opening to the delightful rear garden.





In addition, there is a conservatory off the dining room that has been used as a playroom and home office. Clever storage has been created under the stairs.

The first floor provides three good sized bedrooms and a bathroom. There are double glazed windows and gas fired central heating is installed.

The house has one of the biggest gardens in the road. It has plenty of off road parking to the front. The rear garden is fully enclosed and completely private. There is an expanse of lawn with established hedges and mature trees.

LOCATION

The property is within a well established residential area. It is well placed for access to the centre of Frodsham, local facilities, open playing fields and access to some country and riverside walks close by. The centre of Frodsham is within walking distance offering a wide range of shops, cafes, restaurants and bars plus many other services. There is a primary school nearby and the property is within the catchment for Helsby High School. 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.

TENURE

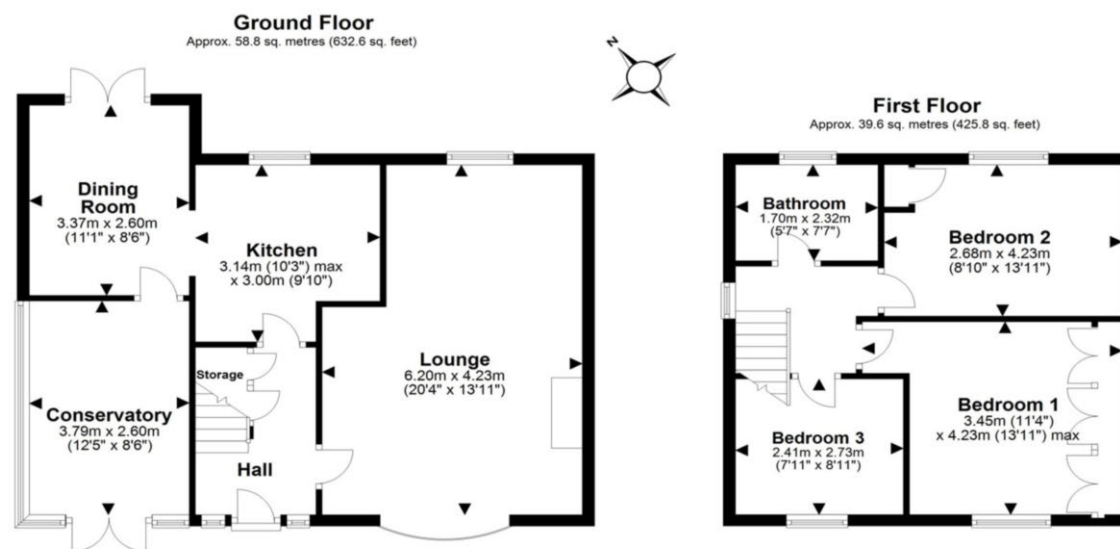
Freehold.

COUNCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Current C.



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)

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FRODSHAM OFFICE

01928 739777

frodsham@gascoignealman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW or 62 High Street, Tarporley, CW6 0AG

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