



**GASCOIGNE  
HALMAN**

WEAVER ROAD, FRODSHAM, EPC:D CTAX:C - A WELL  
PRESENTED, GOOD SIZED SEMI-DETACHED HOUSE



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**£245,000**

**Offered for sale for the first time since being built in 1971, this treasured semi-detached family home is set at the end of a popular cul-de-sac, overlooking a small green and enjoying far reaching views to the rear.**

The property has a feeling of space and light with large windows allowing in plenty of natural lighting. The interior offers scope for updating and enhancement but could be lived in and enjoyed immediately and worked on over time.





The living room is of generous proportions and runs front to back. The kitchen has a range of modern cabinets and leads to a useful rear porch/utility area. The three bedrooms will all accommodate a double bed and the bathroom is also a good size. Double glazed windows are fitted and gas central heating installed.

There is a front garden area and driveway leading to a single garage with newly fitted remote controlled door. The rear garden is enclosed and has lawn and flower borders.

#### LOCATION

The house is within a well established area of Frodsham, convenient for access to local facilities, shops and schools. The location is also well placed for access to open countryside with walking along the banks of the River Weaver nearby. There are popular schools in the area and the house lies within the catchment for Helsby High School. The road, rail and motorway networks allow access for the commuter to many parts of the North West.

#### TENURE

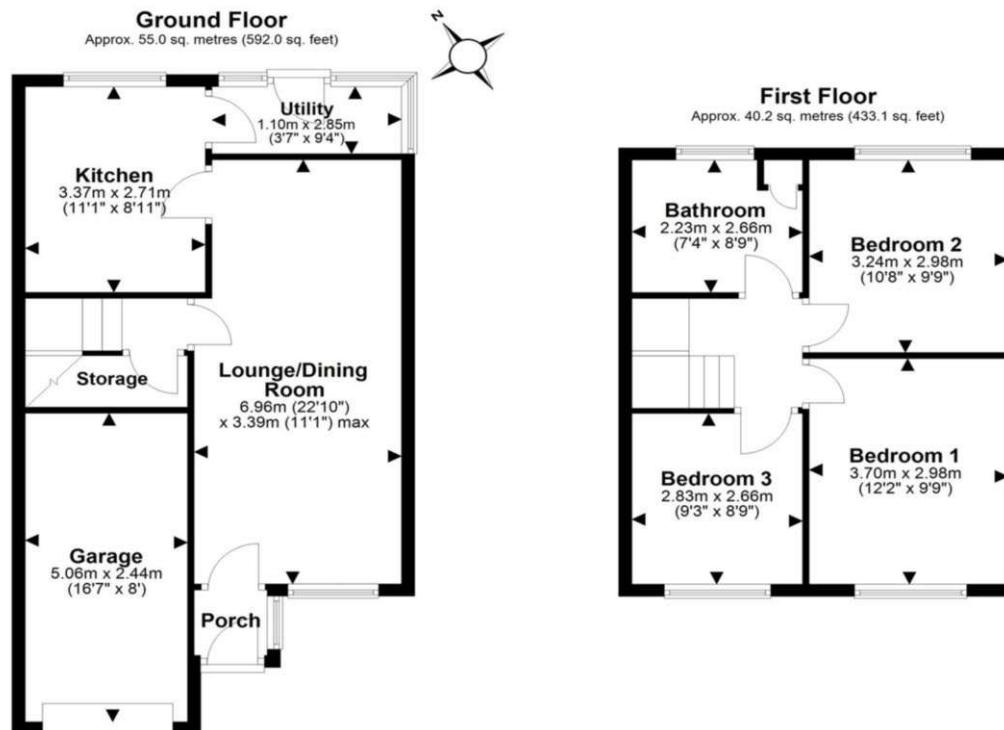
Freehold.

#### COUNCIL TAX

Band C. Cheshire West & Chester.

#### EPC RATING

Current D.



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## FRODSHAM OFFICE

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