



**GASCOIGNE
HALMAN**

PRINCEWAY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



PRINCEWAY, FRODSHAM

£225,000

A mature, well built 1950's built semi-detached house offering great potential for modernisation and updating, set in a sought after central location and with established South West facing rear garden.

This property has been in the same ownership for many decades and is now being offered for sale for the first time. It has a solid look and feel having been built by the local authority, using quality materials.

It now requires complete modernisation and will offer new owners the chance to invest and to make it their own.

Other properties in the road have already been subject to significant investment, many having been extended.





The current layout includes an entrance hall, living room, kitchen and a ground floor shower room. There are three double bedrooms on the first floor. Externally, there is ample driveway parking and good sized, well established gardens with lawn and a selection of mature trees and shrubs.

The location is excellent, positioned near the centre of Frodsham and excellent local amenities.

LOCATION

The property enjoys a really convenient location, just a short walk of the centre of Frodsham and it's excellent facilities. There are a wide range of shops, recreational and leisure facilities including popular bars, cafes and restaurants. The new medical centre is nearby and the recently restored Victorian gardens and mansion house at Castle Park is also close by. There are good schools for children of all age groups in the area. 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

The property is leasehold for the residue of an initial 999 year term from 01 August 1900. A ground rent of £1 per year is payable.

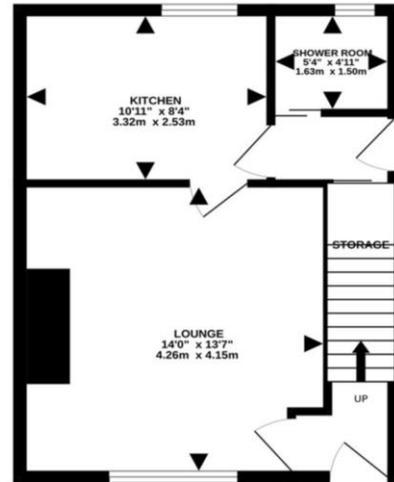
COUNCIL TAX

Band C. Cheshire West & Chester.

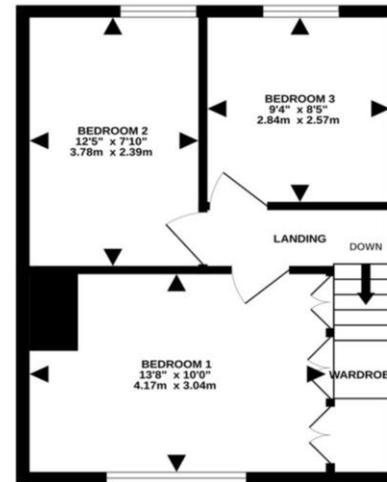
EPC RATING

Awaited.

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
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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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Buildings, Church Street, Frodsham, WA6 7DW

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