



**GASCOIGNE
HALMAN**

DORIC AVENUE, FRODSHAM, CTAX: E EPC: C - AN EXTENDED
AND ENHANCED FAMILY HOME WITH LOVELY REAR GARDEN

THE AREAS LEADING ESTATE AGENT



DORIC AVENUE, FRODSHAM, CTAX: E EPC: C - AN EXTENDED AND ENHANCED FAMILY HOME WITH LOVELY REAR GARDEN

OIRO £525,000

A hugely appealing family home with large, private mature rear garden, intelligently remodelled and enhanced accommodation set within one of the most sought after areas of Frodsham.

This is a superb semi-detached property that has been subject to continuous financial investment and high quality improvement over recent years and is now really stylish both inside and out.

The current owners have completed an extension and remodelling of the ground floor creating fabulous open plan living and spaces that open seamlessly to the wonderful rear garden. The interior has been refurbished to a high standard and offering style, a high end finish and modern day practicality.

Internally, the impeccably presented ground floor begins with a spacious entrance hallway with clever built in storage. There are three spacious and versatile living areas that can be used separately when required for privacy but easily combined for large family gatherings or entertaining friends.





DESCRIPTION

The dining room at the rear is a superb living space featuring a stylish roof lantern which, combined with double doors, bi-folding doors and windows, allow natural light to flood in. This connects open plan to a superb kitchen fitted with high quality custom built cabinets by highly regarded Delamere Cabinet Company. There are quartz worktops and quality built in appliances. There is a separate utility room, cloakroom/WC and convenient internal access to the garage.

To the first floor offers four generously proportioned bedrooms and two smart modern bathrooms.

There is an integral garage and plenty of off road parking plus a brick built utility room/garden store.

The plot is one of the largest on the road and extends to approximately 0.13 of an acre. The large rear garden is of particular note as it enjoys a south west facing aspect, is very private, mature and backs onto large gardens of homes within the Overton Five Crosses Conservation Area. There is an Indian stone patio area and large area of lawn. This is flanked by some and well stocked borders and mature trees forming a lovely backdrop.

LOCATION

Doric Avenue is a one of the most sought after areas of Frodsham and deservedly so. There is access close by to open countryside on the doorstep, along Bradley Lane to Hob Hey Wood and The River Weaver and also via Manley Road to Frodsham Hill to The Sandstone Trail. The house is also convenient for access to popular local schools and a wide range of local services. The centre of Frodsham is a little over 1 mile away with a good range of shops and facilities plus there are excellent recreational facilities in the area. The road, rail and motorway networks allow the commuter access to many parts of the North West. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

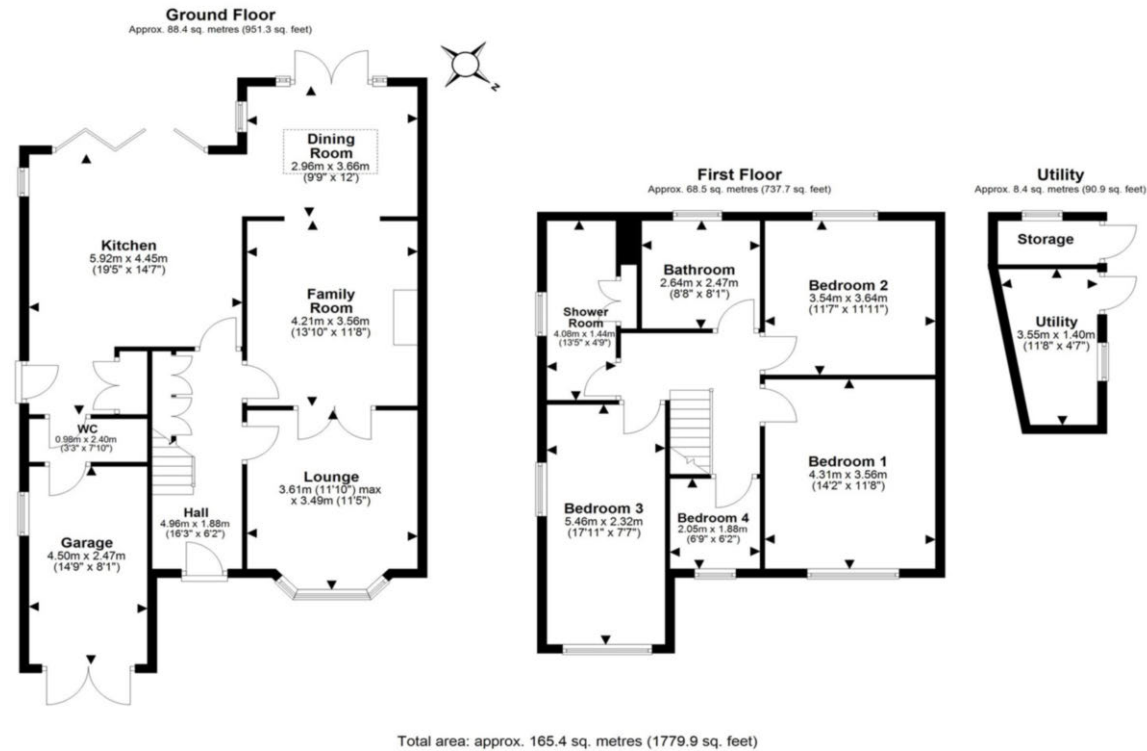
Freehold

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current C.



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