



7 Langdale Way, Frodsham

Frodsham

£255,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



7 Langdale Way

Frodsham

A mid terraced townhouse in a great location, close to a popular school and the centre of Frodsham.

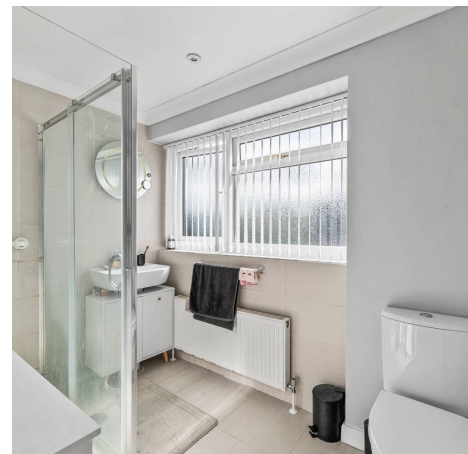
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid Terraced Family Home
- Sought After Residential Area
- Close to Manor House Primary School
- Within Walking Distance to Town Centre
- Three Good Sized Bedrooms



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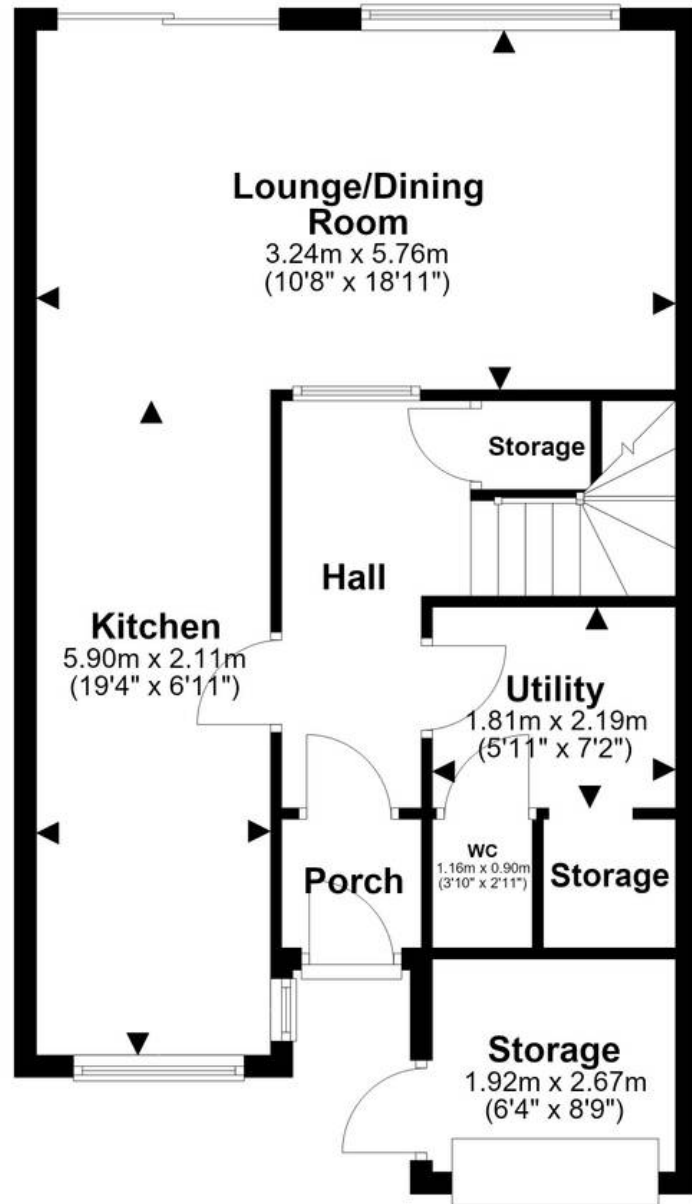
A mid terraced townhouse situated within a much sought after residential area, close to Manor House School and within walking distance of the centre of Frodsham. This family home offers spacious and well presented accommodation and has a private rear garden.

The accommodation layout will appeal to couples and families alike. There is an entrance hallway with utility room and a ground floor cloak room/WC. A spacious living room is at the rear with an access door onto the garden and a feature modern gas fire. The kitchen is fitted with a range of modern units and has a fitted hob, built in oven, microwave, and fridge/freezer. There are three double bedrooms on the first floor and a shower room. There are double glazed windows and a gas fired central heating system is installed. The garage has adapted to provide storage space with the the remaining section used as the utility room and cloakroom. Driveway parking is available to the front. The enclosed rear garden has patio area and a lawn extending beyond.



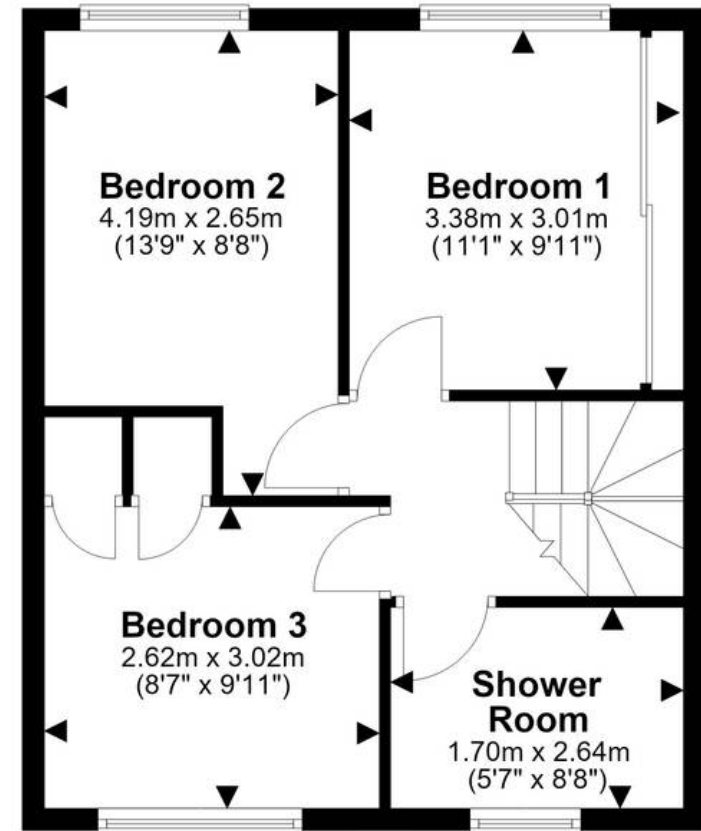
Ground Floor

Approx. 55.2 sq. metres (594.0 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Total area: approx. 95.4 sq. metres (1026.9 sq. feet)



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