



**GASCOIGNE
HALMAN**

3 ST. LUKES WAY, FRODSHAM, EPC:C, CTAX:D. A DETACHED PROPERTY
IN A SECLUDED SETTING CLOSE TO THE CENTRE OF FRODSHAM.



3 ST. LUKES WAY, FRODSHAM, EPC:C. CTAX:D. A DETACHED PROPERTY IN A SECLUDED SETTING CLOSE TO THE CENTRE OF FRODSHAM.

£320,000

A rare chance to purchase a detached property in a secluded setting, close to the centre of Frodsham. The property has a large, versatile ground floor layout providing ideal single level living with the flexibility of a first floor bedroom and en-suite bathroom.

This deceptive property is tucked away in the corner of a small cul-de-sac and is within a few minutes walk of the centre of Frodsham and all its services.

This convenience is not at the expense of privacy as the rear garden enjoys a high level of seclusion, making this a great lifestyle opportunity.

The property offers spacious and adaptable accommodation that can be set up to suit a variety of individual buyer needs.





DESCRIPTION

The layout is also ideal for those seeking ground floor living with the advantage of a large first floor bedroom with an en-suite bathroom for visiting family and friends.

The accommodation extends to over 1200 square feet (114 sq m) and includes a porch and entrance hallway, a large L shaped lounge/dining room and an attractive garden room. There is a fitted kitchen with an adjoining utility area featuring a high vaulted ceiling with Velux windows. This could be combined with the kitchen to form a smart open plan living space. There are two ground floor bedrooms and a shower room with modern fitments.

On the first floor is a large double bedroom with en-suite shower room. There is also a useful store room. Gas fired central heating is installed and double glazed windows are fitted throughout.

There is driveway parking to the front and a brick built single garage. The gardens extend to the rear and side and offer low maintenance areas for leisure and lounging.

LOCATION

The property is situated within a small cul-de-sac of just seven bungalows. The location is ideal being within a few minutes walk of the centre of Frodsham. The town offers excellent shopping, recreational and leisure facilities. Road, rail and motorway connections allow access to many parts of the North West.

TENURE

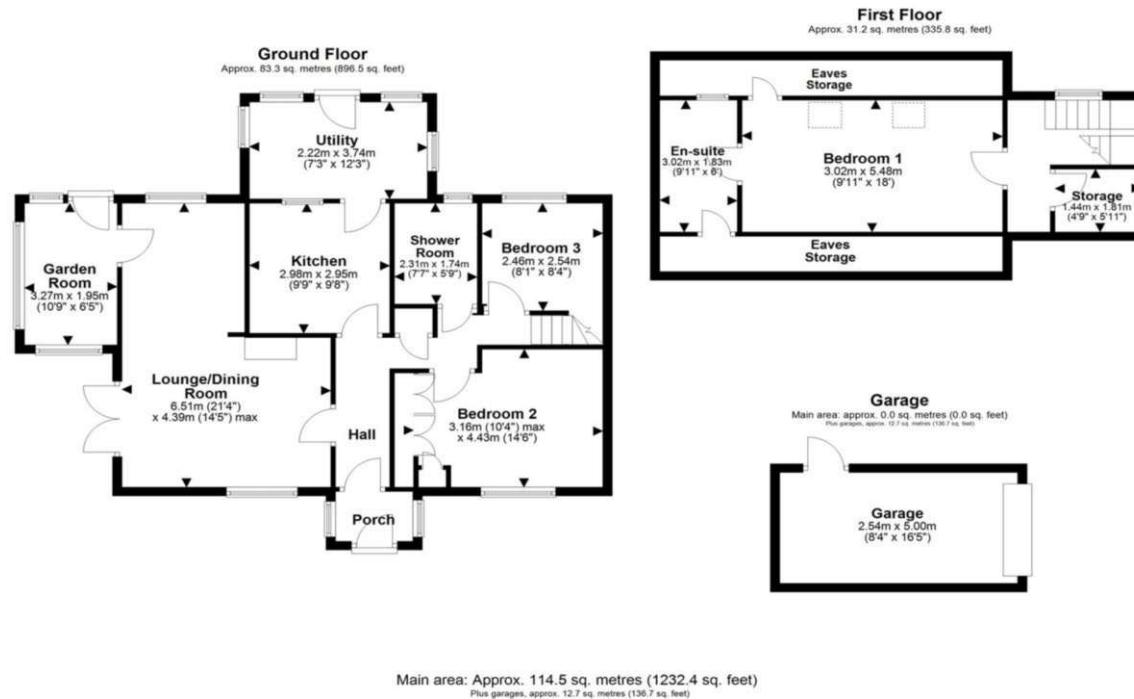
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Buildings, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**