



**GASCOIGNE  
HALMAN**

ALVANLEY TERRACE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A STUNNING CHARACTER PROPERTY WITH A SMART, SOPHISTICATED INTERIOR

## ALVANLEY TERRACE, FRODSHAM

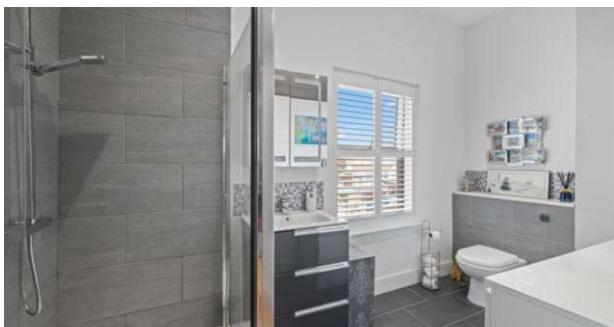
**£445,000**

A stunning Victorian character property with smart, sophisticated and intelligently remodelled interior, presented in excellent order throughout.

A rare chance to purchase a period property tucked away in a private but central position, with superbly presented accommodation and lovely low maintenance garden.

The property has been subject to substantial investment in recent years and now offers a fusion of timeless period character and modern contemporary living.





The accommodation is oriented so it is easiest to approach from the rear with access via a walled courtyard garden.

Double doors open to reveal a superb open plan kitchen/living and dining room that is ideal for everyday living and entertaining alike. A high vaulted ceiling with Velux windows provides a dramatic sense of space and light. There is a media wall with contemporary electric fire. The dining area then leads to a wonderful kitchen with gloss white finish units and high end appliances.

The front part of the house retains classic Victorian features including high coved ceilings and period style fireplaces.

There is a hallway with excellent built in storage and a cloakroom/W.C. Two spacious living rooms are used as a lounge and cocktail bar. There is also a useful conservatory that is a boot and utility room combined.

The first floor presents up to four bedrooms but has been adapted and altered to fit our clients lifestyle. The stand out principal bedroom incorporates a dressing area and large adjoining en-suite shower room with luxury fittings and tiling. There are two further spacious bedrooms and a sumptuous high quality main bathroom.

Outside, there is gated access to off road parking and additional parking is available beyond the gates. The private walled courtyard garden includes block paved seating and entertaining spaces with established borders featuring a selection of trees and shrubs. There is a further paved area with utility space and storage.

#### LOCATION

The house enjoys a remarkably convenient yet private setting. It is located off Church Street in the centre of Frodsham but is discrete and almost hidden from view. There is pedestrian access only to the front of the house with vehicular access from the service road running behind Eddisbury Square.

Frodsham is a thriving market town and was recently identified as one of the most in demand locations in the UK. The town offers a great selection of independent and national retail outlets, artisan food shops and a range of fashionable cafe's restaurants and bars. Open countryside is on the doorstep with walking in nearby Castle Park, Frodsham Hill, Hob Hey Wood, The Weaver Valley and The Sandstone Trail. Delamere Forest is ten minutes away by car and there are excellent recreational facilities in the area. There are popular schools for children of all age groups in the area including St Lukes Primary School, Manor House, . The road, rail and motorway networks allow daily 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 D. Cheshire West & Chester.

#### EPC RATING

Current: D



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