



71 Top Road, Kingsley
Frodsham

Offers in Region of **£450,000**

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



71 Top Road

Kingsley, Frodsham

Being offered for sale for the first time in over 70 years, this detached bungalow is set in a private 0.4 acre plot and offers exciting potential for updating and possible development, subject to planning. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached Bungalow In Excellent Location
- One Owner Since Built in 1953
- Set in 0.4 Acre Private Mature Gardens
- Great Potential for Updating and Possible Development, (Subject To Planning)
- Three Bedrooms
- Garage and Ample Driveway Parking



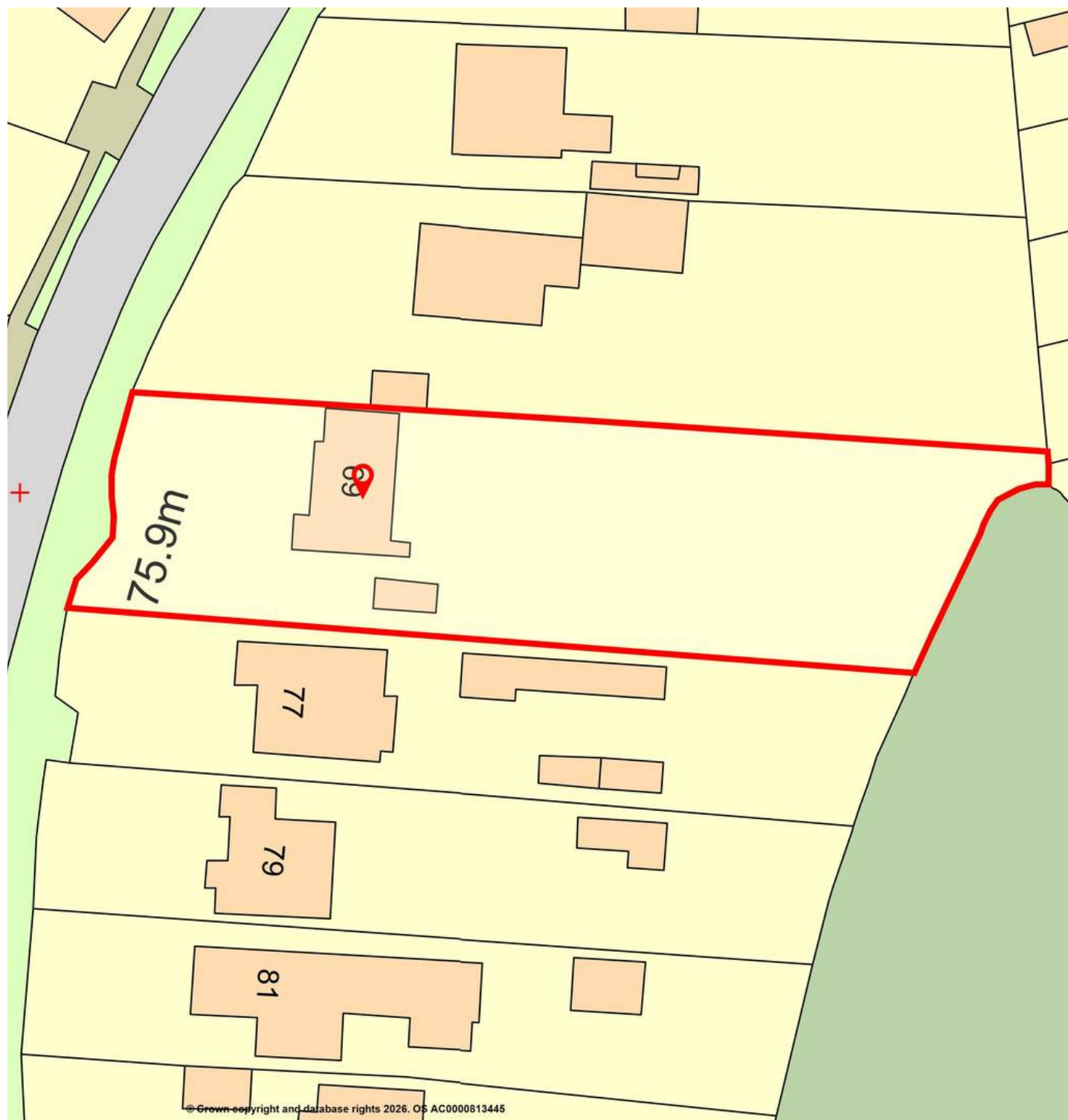
71 Top Road

Kingsley, Frodsham

This detached bungalow is being offered for sale for the first time since it was built in 1953 and as such, represents an extremely rare opportunity. The property has been enjoyed by the same family for over 70 years and is a much-loved home that is now ready for a new chapter. It requires a scheme of modernisation and improvement throughout, presenting a blank canvass for new owners to realise the full potential and create their forever home. The existing footprint extends to just over 1000 square feet and provides flexible accommodation offering up to three bedrooms and two living rooms in addition to a kitchen and bathroom.

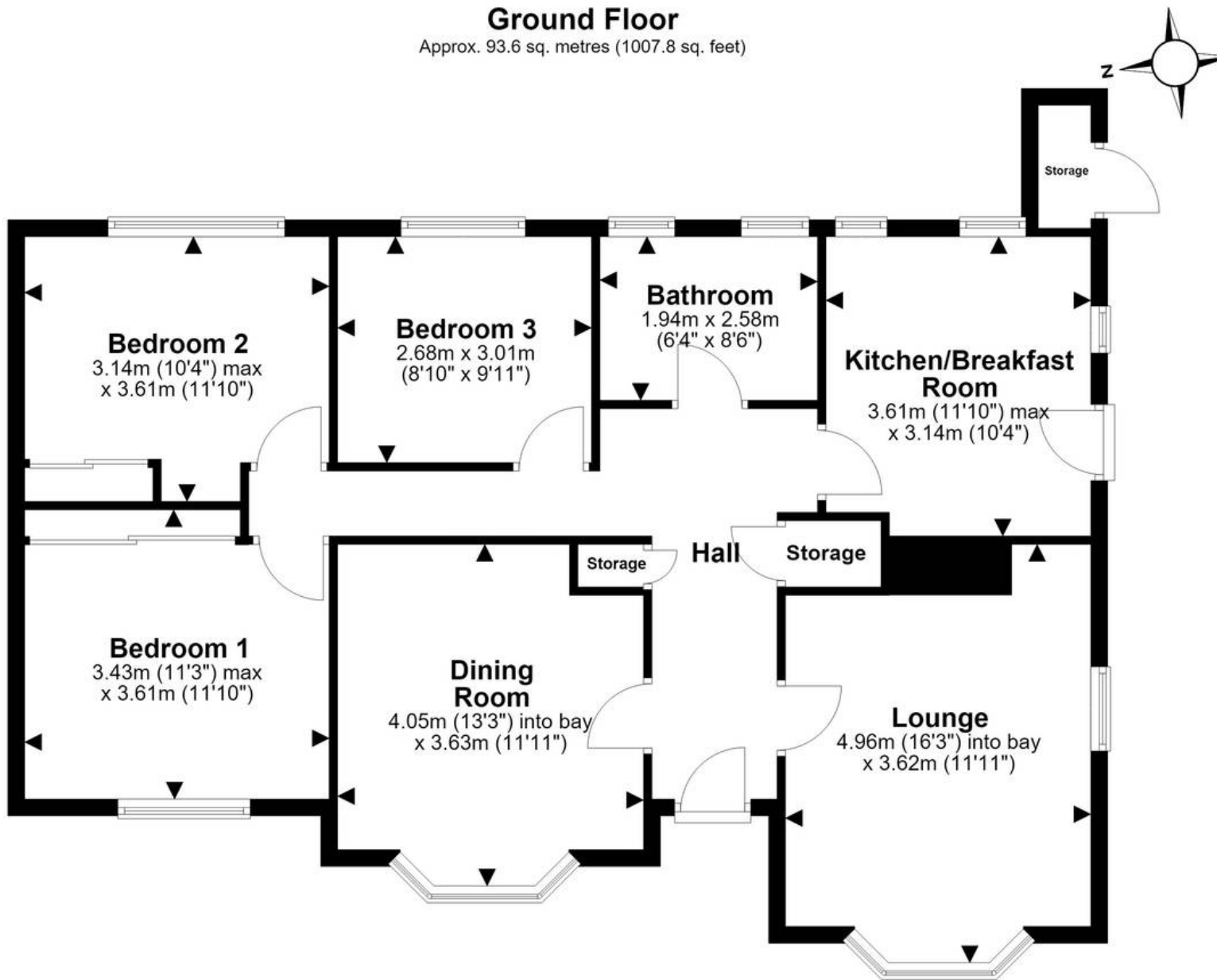
Top Road offers a wide range of property types and styles with many of neighbouring properties having been subject to investment and extension. The potential offered here is endless. Subject to planning, there is scope to extend or remodel the existing property or build something new.

The mature gardens extending to just under 0.4 of an acre. It is a secluded plot with plenty of space for leisure and enjoyment or to cultivate produce. There is an expanse of grass with a selection of mature fruit trees including plum and apple. There is a detached brick-built garage and extensive parking space.



Ground Floor

Approx. 93.6 sq. metres (1007.8 sq. feet)

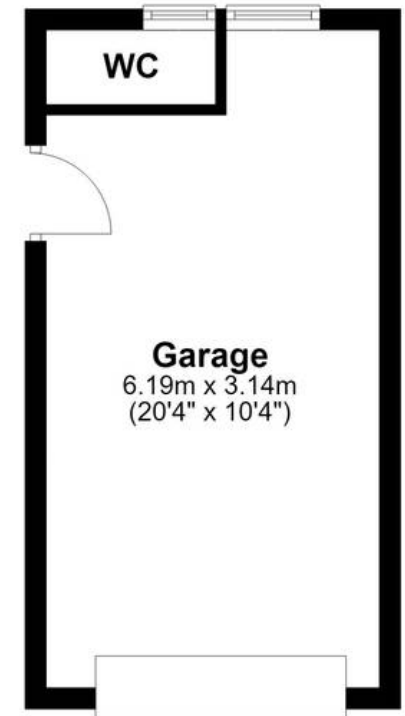


Main area: Approx. 93.6 sq. metres (1007.8 sq. feet)

Plus garages, approx. 19.5 sq. metres (209.6 sq. feet)

First Floor

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 19.5 sq. metres (209.6 sq. feet)





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