



3 St. Lukes Way, Frodsham

Frodsham

£295,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



3 St. Lukes Way

Frodsham

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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Property
- Adaptable Accommodation With Single Level Living
- Large Bedroom and En-Suite on First Floor
- Close to Centre of Frodsham
- Private Gardens



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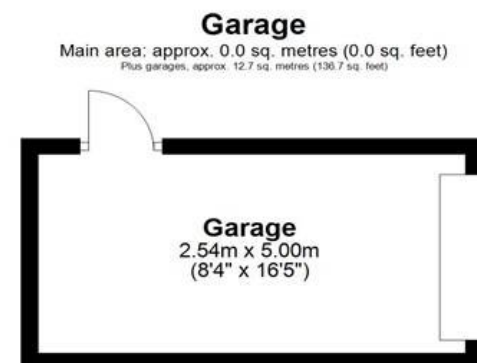
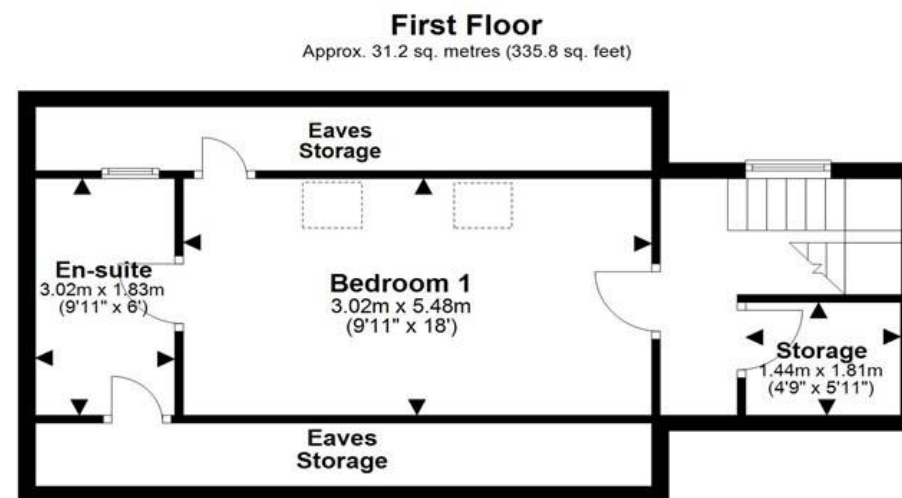
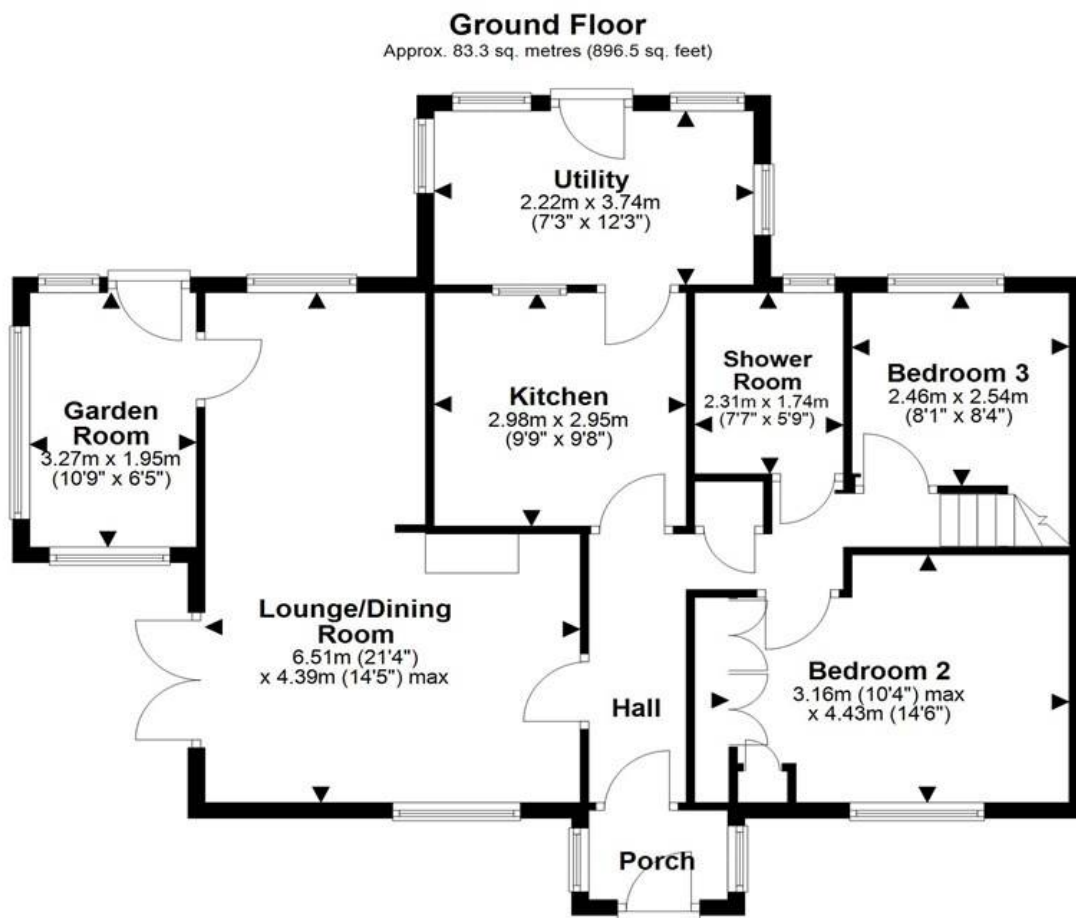
This deceptive property is tucked away in the corner of a small cul-de-sac and is within a few minutes walk of the centre of Frodsham and all it's services. This convenience is not at the expense of privacy as the rear garden enjoys a high level of seclusion, making this a great lifestyle opportunity.

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

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.





Main area: Approx. 114.5 sq. metres (1232.4 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.7 sq. feet)



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