



**GASCOIGNE  
HALMAN**

GREENSIDE AVENUE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## GREENSIDE AVENUE, FRODSHAM

**£465,000**

**A superb location in one of the most sought after areas of Frodsham gives this beautifully presented house rural appeal and convenient access to excellent local amenities.**

The house was built in the mid 1960's by a reputable local builder and retains a feeling of traditional quality. It benefits from many recent upgrades and enhancements creating an excellent family home with modern refinements and a quality finish throughout.

Natural materials such as oak floors, wooden doors and a Cheshire brick fireplace with fitted log burner and a stylish oak and glass staircase blend perfectly with a light, modern decorative theme.







The layout incorporates an entrance hallway, cloakroom/WC, and a good sized lounge. A particular highlight is the open plan kitchen/dining room that features bi folding doors connecting to the South West facing rear garden. There are modern fitted units in a Shaker style with quartz worktops and a built in high end induction hob, extractor and oven. A utility room to the rear has additional storage, laundry space and a connecting door leads to a superb shower room and a storage room. There are three bedrooms to the first floor with views to Frodsham Hill and over surrounding countryside. The modern bathroom with luxury fittings and wall tiling.

Double glazed windows and doors are fitted and gas fired central heating is installed. There is a wide block paved driveway to the front with EV charging point. The enclosed, private rear garden enjoys a sunny aspect and includes a stone paved patio, lawn and a large garden shed.

### LOCATION

The property is situated within a very popular residential area on the edge of Frodsham, close to open countryside yet convenient for access to a wide range of local services. There is a footpath opposite leading to countryside walks including Hob Hey Wood and The River Weaver. Frodsham Hill, The Sandstone Trail and Delamere Forest are also nearby. Good schools are available locally including Frodsham C of E and Manor House Primary schools and there are abundant recreational facilities available in the area. Excellent shopping facilities are available within Frodsham including national and local independent retailers, cafes, restaurants and bars. An historic street market is held each Thursday and an artisan producers market now held monthly. The road, rail and motorway networks allow access to the regions commercial centres with Chester, Warrington, Liverpool and Manchester all within daily commuting distance.

### TENURE

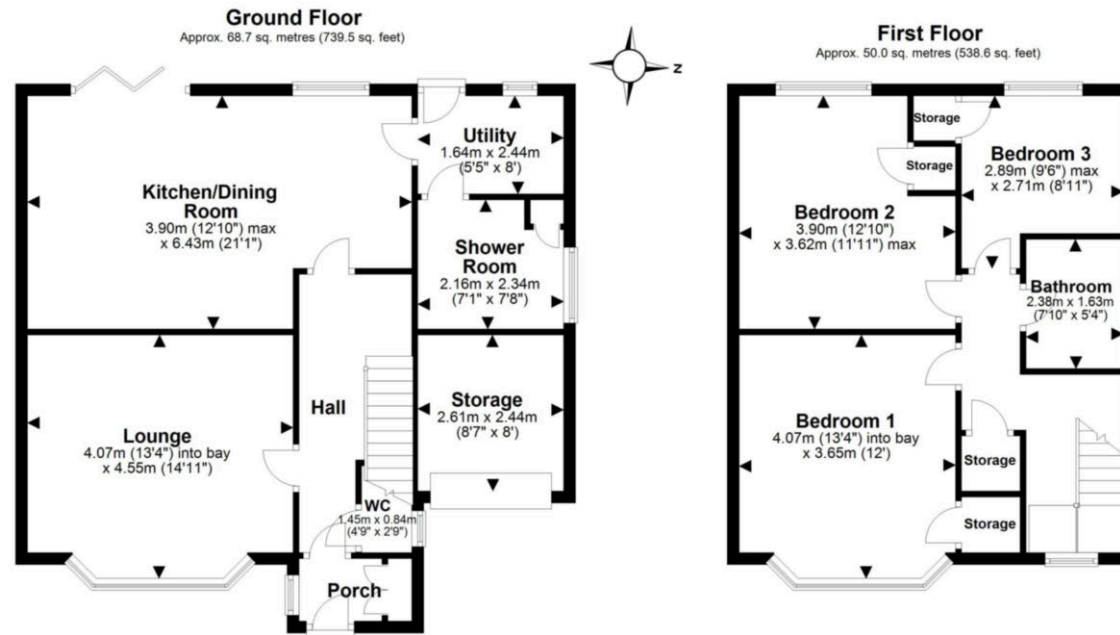
Freehold.

### COUNCIL TAX

Band E. Cheshire West & Chester.

### EPC RATING

Current D.



Total area: approx. 118.7 sq. metres (1278.1 sq. feet)

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## FRODSHAM OFFICE

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