



**GASCOIGNE  
HALMAN**

SHIP STREET, FRODSHAM

---

THE AREAS LEADING ESTATE AGENT



## SHIP STREET, FRODSHAM

**£220,000**

**Ideal for first time buyers and downsizers too, this easy to manage and economical to run, well presented mid terraced home has a spacious open plan feel, attractive gardens, off road parking and views over playing fields to the front.**

The interior is light and bright and includes an entrance hallway with cloakroom/WC, a large through lounge/dining room, spacious conservatory with insulated roof, fitted kitchen, three bedrooms and a modern bathroom. There are double glazed windows and a gas fired central heating system is installed.





## DESCRIPTION

There is off road parking to the front and an enclosed, low maintenance rear garden.

## LOCATION

The property enjoys a position on the edge of Frodsham, with playing fields to the front and access to some country and riverside walks close by. The centre of Frodsham is within walking distance which offers a wide range of shops and services. There is a primary school nearby and the property is within the catchment for Helsby High School. The road, rail and motorway networks allow access to the regions commercial centres. Regular, direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

## TENURE

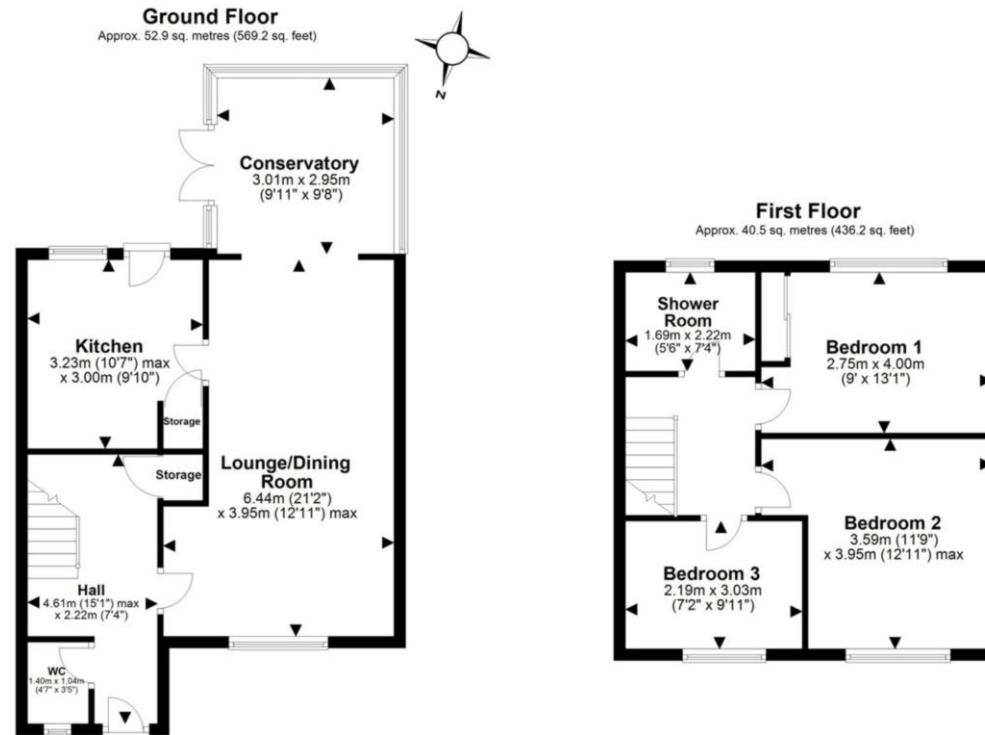
Freehold

## COUNCIL TAX

Band B, Cheshire West & Chester.

## EPC RATING

Current C.



Total area: approx. 93.4 sq. metres (1005.4 sq. feet)

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**