



**GASCOIGNE
HALMAN**

KINGSWAY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A MATURE SEMI-DETACHED HOUSE WITH GREAT POTENTIAL FOR MODERNISATION

KINGSWAY, FRODSHAM

OIRO £325,000

A character, mature semi-detached family home in a most sought after residential cul-de-sac, close to Castle Park and within a short of the centre of Frodsham.

This is an attractive and appealing property built to a traditional design in the 1920's.

It has been well cared for over the years but now provides great potential and scope for improvement and updating. This has been an ongoing trend in Kingsway with many of the other houses in the road being subject to significant capital investment.

The ground floor layout includes a spacious lounge, separate dining room and a large kitchen. There is a ground floor cloakroom/WC and a utility area.

To the first floor there are three double bedrooms and a bathroom. The house has a gas fired central heating system.

Externally there is driveway access to the side of the house leading to a single garage. There are well established gardens to the front and rear of the property with the rear garden being of a particularly good size





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LOCATION

Kingsway is an attractive tree lined avenue of mature character homes lying just a short walk from the centre of Frodsham. The location is also close to Castle Park with the restored Victorian gardens and mansion house. There are excellent shopping and recreational facilities in Frodsham and good schools are available in the area. The road, rail and motorway networks allow access to the regions commercial centres.

TENURE

The property is leasehold for the remainder of an initial 999 year term from 1901. A nominal ground rent is payable.

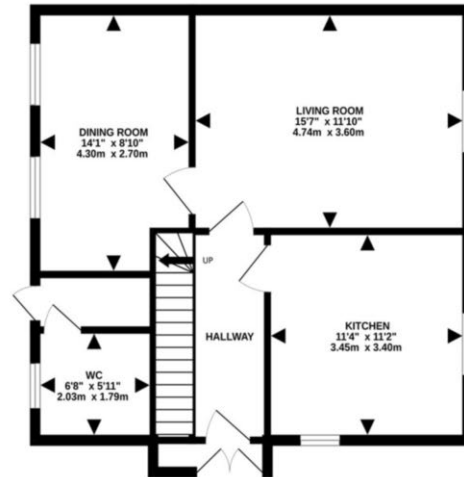
COUNCIL TAX

Band C. Cheshire West & Chester.

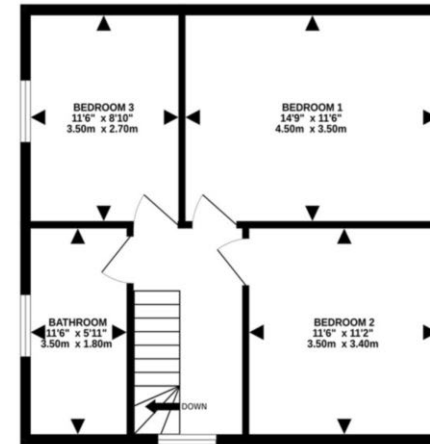
EPC RATING

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GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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