



**GASCOIGNE
HALMAN**

46 OVERTON GREEN, FRODSHAM

THE AREAS LEADING ESTATE AGENT



46 OVERTON GREEN, FRODSHAM

£225,000 - Fixed Price

Offered at 90% of market value for 100% ownership, this smart and stylish modern semi-detached house is ideal for first time buyers and young families.

A smart, well designed semi-detached family home offering an ideal opportunity to the first time buyer or those seeking an easy to manage, economical to run home.

This attractive home forms part of a small development arranged around a central green. It offers well planned and spacious accommodation with three bedrooms, two bathrooms, a spacious lounge and fitted kitchen/dining room.





DESCRIPTION

Discounted Market Sale Affordable Housing
The buyer will own 100% of the property but it is offered at a discounted level - equivalent to 90% of its current open market value. It is a condition of the scheme that the property can only be sold in the future at 90% of its market value at the time of sale.

LOCATION

The property forms part of small development of attractive semi-detached homes arranged around a central green. The position is well placed for convenient access to the centre of Frodsham which offers a wide range of 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.

TENURE

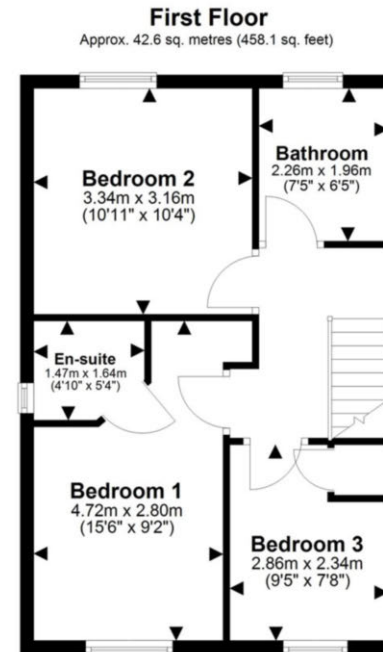
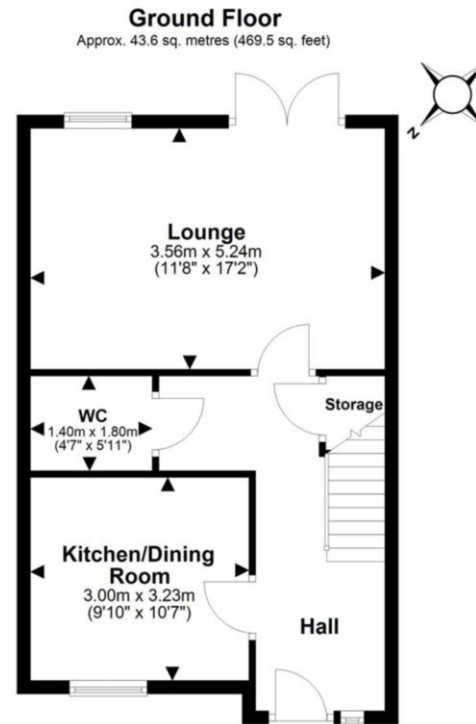
Freehold.

COUNCIL TAX

Band B. Cheshire West & Chester.

EPC REGISTER

Awaited.



Total area: approx. 86.2 sq. metres (927.6 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.

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