



36 Grasmere Road, Frodsham

Frodsham

£385,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



36 Grasmere Road

Frodsham

A detached bungalow offering spacious accommodation, enjoying an excellent position within a most sought after area of Frodsham.

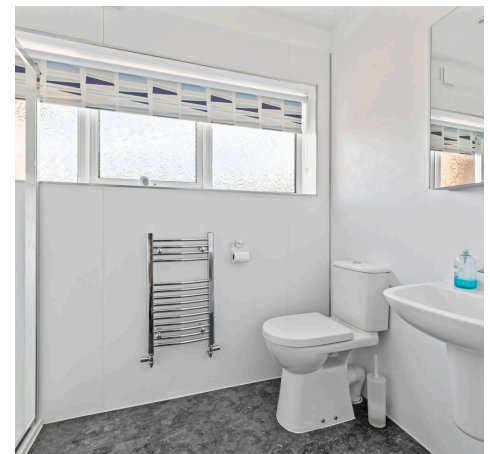
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached Bungalow in Sought After Location
- Private West Facing Rear Garden
- Spacious and Well Designed Accommodation
- Large Lounge and Dining Room
- Three Good Sized Bedrooms and Two Bathrooms
- Garage and Plenty of Parking



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The sale of this detached bungalow represents a rare buying opportunity as it has been in the same ownership for many years, typical for properties in this area of Frodsham. It enjoys a prime position within the sought after Lakes Estate with a lovely private West facing rear garden.

Built in the 1960's, the property has been well cared for and maintained to a good standard but now offers potential for some updating, personalisation and possible extension/development, as has become a trend in this area.

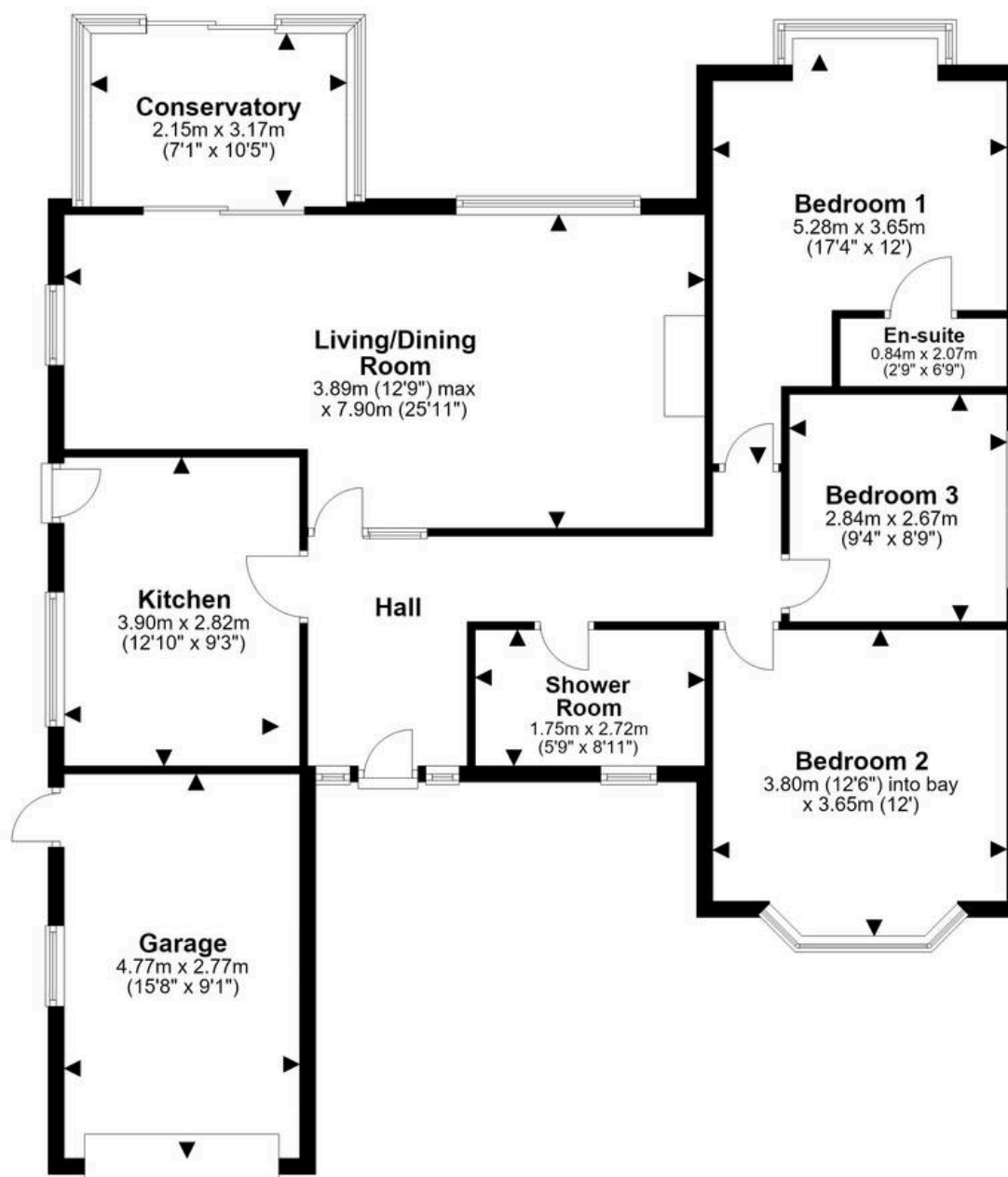
The accommodation is well presented throughout and includes an entranced hall, a spacious through lounge/dining room that connects through to a conservatory. This combined space is ideal for entertaining and also connects the accommodation to the rear garden. The kitchen is fitted with a range of units with built in hob and oven. There are three good sized bedrooms. The largest bedroom has an en-suite shower room with the other bedrooms being served by a recently refitted shower room. Double glazed windows are fitted throughout and a gas fired central heating system is installed with a new boiler fitted in 2026. The electrical system was also upgraded in 2026.

The rear garden benefits from a high level of privacy worthy with a mature wooded backdrop. There is a patio area with an expanse of lawn beyond and well established borders. There are two sheds and a greenhouse.



Ground Floor

Approx. 113.2 sq. metres (1218.5 sq. feet)



Total area: approx. 113.2 sq. metres (1218.5 sq. feet)



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