



**GASCOIGNE
HALMAN**

89 FLUIN LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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£550,000

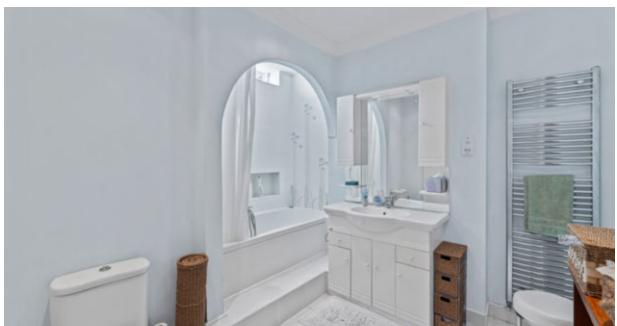
A distinctive home of character and quality, built in 1929, offering spacious accommodation, large private gardens all set within a most favoured area of Frodsham.

This lovely home combines the character and quality feel of the 1920's with a spacious design, large gardens and a terrific location.

Set well back from the road and framed by a mature garden, the house is entered through a welcoming hallway which doors opening to the lounge at to the front and kitchen/breakfast room to the rear.

The dining room and conservatory extend beyond the kitchen allowing access and views onto the private rear garden. A spacious bathroom is also on the ground floor.





Upstairs are four good sized bedrooms and a shower room. The largest bedroom also has a washroom/WC en-suite. Access to excellent loft storage is via a retractable ladder. The house has quality double glazed windows and high levels of thermal insulation.

The driveway provides parking space for several vehicles and leads to a large garage. There is a utility room at the rear of the garage that also has access at the rear. The secluded rear garden includes an expanse of lawn, patio areas and well established borders and mature trees.

Please note: It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

LOCATION

The house is situated within a popular residential area, less than a mile from the centre of Frodsham. It is within walking distance of a wide range of local amenities including Overton and Manor House Primary Schools. There are local pubs in Overton and the centre of Frodsham is a ten minute walk away with shops, cafes and bars. The road, rail and motorway networks allow access to many parts of the North West.

TENURE

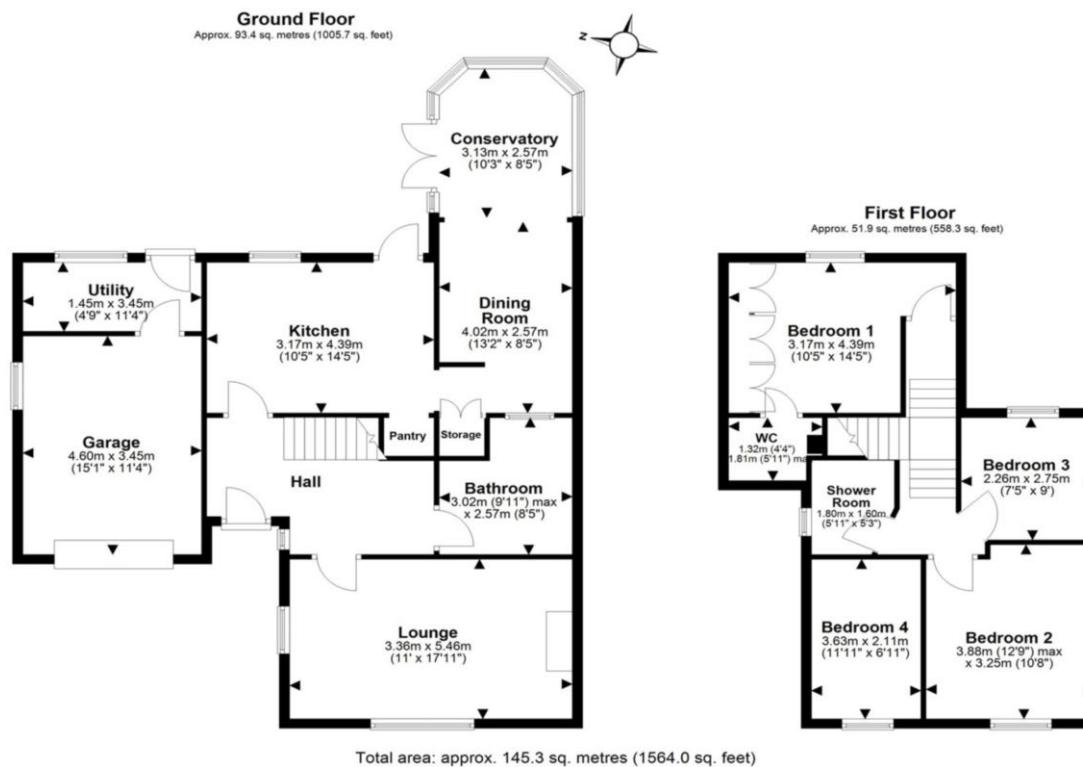
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.



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 Building, Church Street, Frodsham, WA6 7DW

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