

1 Middle Lane, Kingsley

Frodsham

£420,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









1 Middle Lane

Kingsley, Frodsham

A well presented, mature semi-detached family home offering spacious and versatile accommodation, in a most popular residential position, on the edge of Kingsley Village.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Attractive Mature Semi-Detached Family Home
- Excellent Position Opposite on Edge of Kingsley Village
- Sought After Rural Location
- Opposite Popular Primary School
- Spacious Accommodation - 137 sq m (1472 sq ft)
- Three Good Sized Bedrooms, Two Bathrooms
- Three Living Rooms plus Study
- Garage and Extensive Parking









1 Middle Lane

Kingsley, Frodsham

This is a very appealing home in a lovely setting, well suited to families and downsizers alike.

It is set well back from Middle Lane with extensive parking and a delightful front garden. It offers a well-planned and spacious accommodation extending to almost 1500 quare feet, with a layout and configuration making it ideal for modern family life. The house has been sympathetically extended in a way that enhances visual appeal and continuous investment has been made over the years. The result is a superbly presented, good quality family home.

The ground floor begins with an enclosed hallway and a cloakroom/WC. The lounge is a spacious and light entertaining room with double doors opening onto the front garden and a fitted log burning stove. At the heart of the home lies an open plan dining room/kitchen that also connects to a further living room that overlooks the rear garden. This is a flexible space, ideal for social gatherings and family life. The kitchen is fitted with a range of quality units with hardwood work tops. A utility room offers further storage and space for laundry appliances. Perfect for home workers is a separate office that has a connecting door to the garage so to allow access without coming through the house.

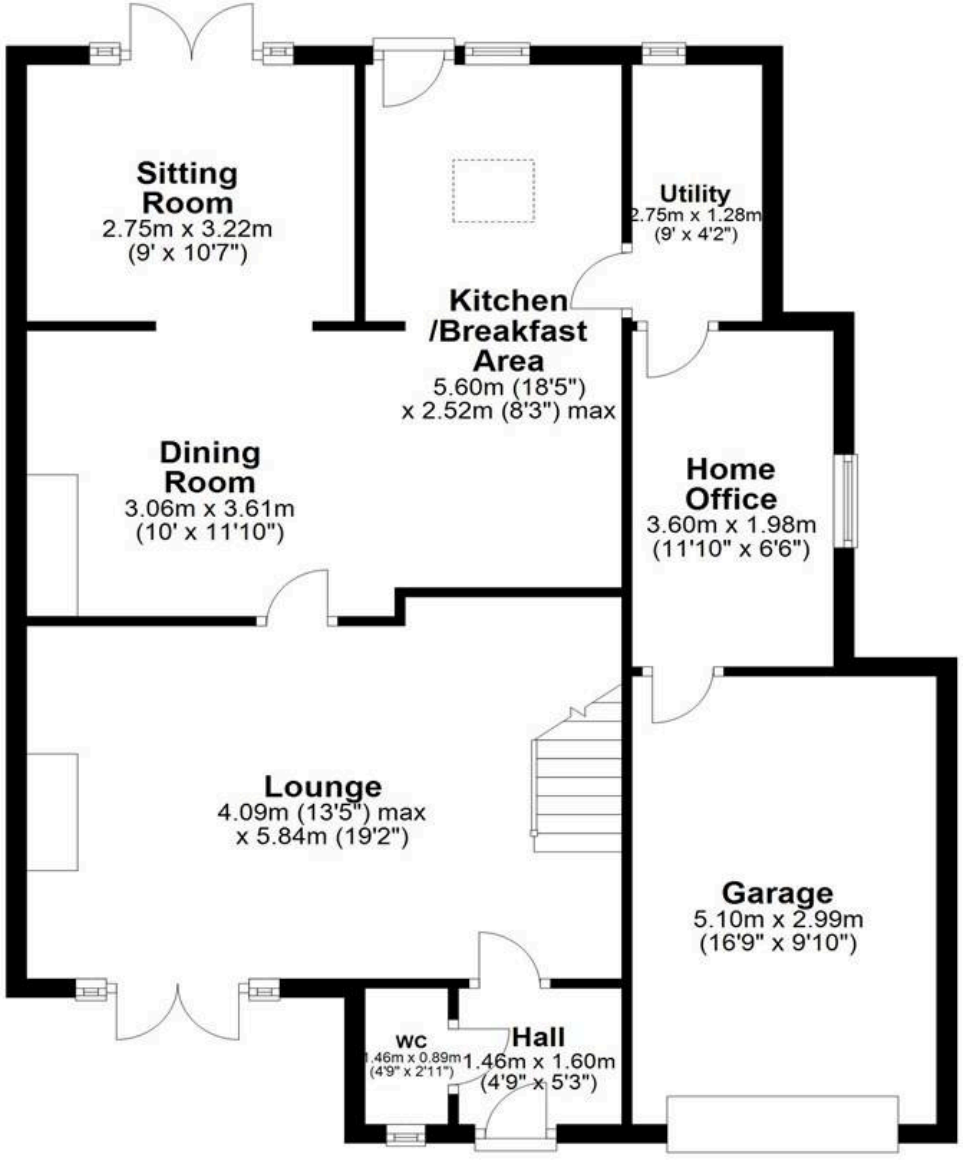
The first floor offers three spacious bedrooms, a bathroom and a separate shower room. This layout has been adapted by our clients but could be re-configured to provide four bedrooms if required. Double glazed windows are fitted throughout and gas fired central heating is installed.

There is large front garden area, extensive driveway



Ground Floor

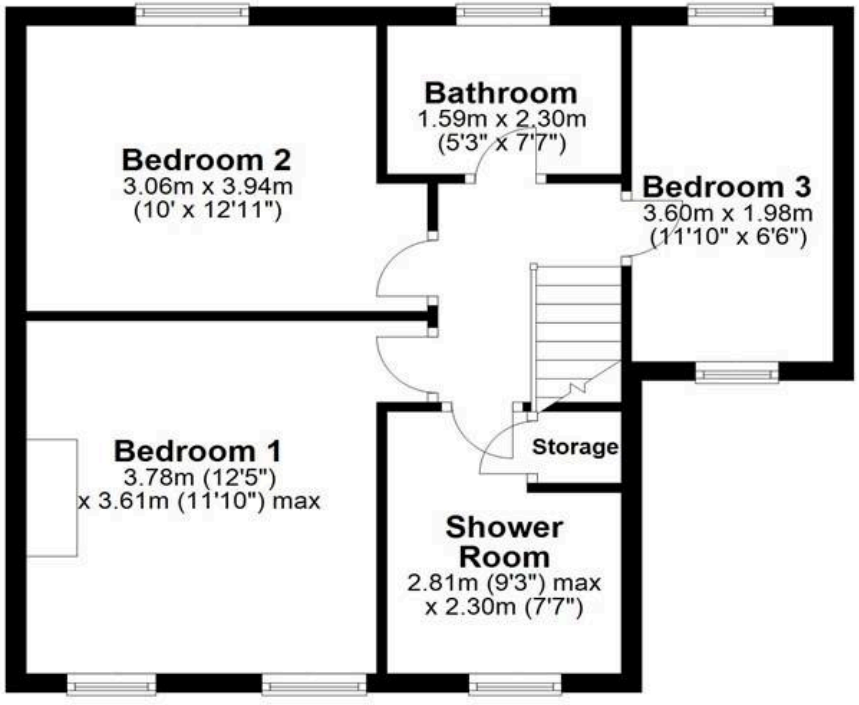
Approx. 88.8 sq. metres (955.9 sq. feet)





First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



Total area: approx. 136.8 sq. metres (1472.7 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.

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