



**GASCOIGNE
HALMAN**

BRIDGE LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A BEAUTIFULLY PRESENTED VICTORIAN HOUSE
WITH A LOVELY REAR GARDEN

BRIDGE LANE, FRODSHAM

£290,000

A character late Victorian period property offering beautifully presented accommodation blending period features with high quality modern refinements together with a walled courtyard and lovely garden to the rear.

The period nature of the house is instantly recognisable from the front. It is set elevated from the road and displays attractive brickwork detailing.

Once inside, it is clear that the house has been sensitively refurbished and it is presented in a way that is both exquisite and homely.

The ground floor has a bright open plan feel with the main living area offering living and dining spaces. A period fireplace adorns the front room and original storage cupboards are retained in the rear which also has double doors opening to the courtyard.



The kitchen is fitted with sleek gloss finish cabinets and built in appliances.



The first floor presents two spacious double bedrooms and an impressive bathroom complete with a deep bath, separate shower and twin wash basins. A study space is available on the landing and there is hatch access with a ladder to a boarded loft storage area.

The house stands elevated from the road and the fitted double glazed windows ensure greatly reduced road noise. Gas fired central heating is installed with a new boiler fitted in August 2025.

There is a walled courtyard to the immediate rear with a range of outbuildings incorporating a utility area and useful storage. A gate opens to a rear access path with a garden beyond with a mature wooded backdrop.

On street parking is available to the front of the house. Our client has not experienced any difficulty parking at the front during their long period of ownership.

LOCATION

The house is just a mile from the centre of Frodsham, convenient for access to a range of shops, cafes and bars plus excellent local facilities. There is nearby access to greenbelt and farmland with walks along side the nearby River Weaver. The road, rail and motorway networks allow access to many parts of the North West. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

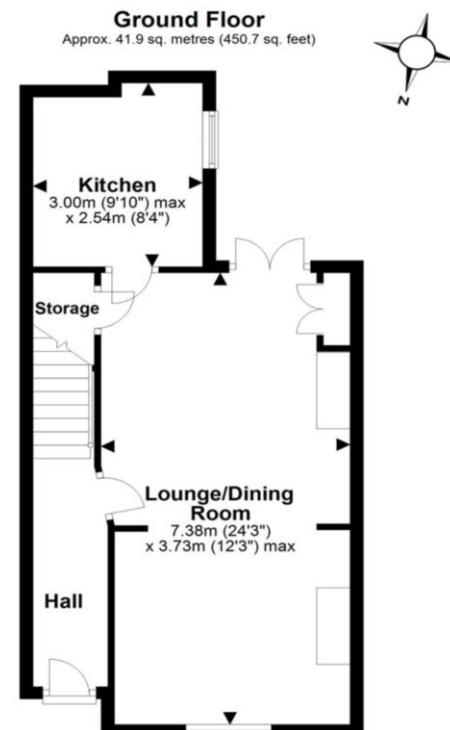
The property is Leasehold for the remainder of an initial 999 year lease from 1875. Ground rent is payable of £XX per year.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D.



Total area: approx. 84.5 sq. metres (909.5 sq. feet)

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