



**GASCOIGNE
HALMAN**

LANGDALE WAY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



LANGDALE WAY, FRODSHAM

£465,000

A detached family home with extended, upgraded, high specification accommodation and good sized garden, set within a much sought after residential area.

This detached house was built in the 1960's but has been subject to significant investment over recent years creating a layout and design perfectly suited to modern lifestyles.

The accommodation extends in total to almost 1500 square feet, (138 sq m). The layout includes a large lounge and a spacious open plan kitchen/dining room providing spaces for families to relax and to socialise. These rooms are located at the rear of the house and overlook the lovely rear garden.





DESCRIPTION

The kitchen is fitted with high quality cabinets with quartz worktops and built in quality appliances. There is a separate play/family room and a cloakroom/WC.

The first floor offers four bedrooms, three being good sized doubles. The main bedroom has a smart en-suite shower room and the family bathroom is also recently re-fitted with high quality fitments and tiling. The fourth bedroom is suitable for use as a study or nursery. There are double glazed windows fitted throughout and gas fired central heating is installed.

There is plenty of parking to the front and an enclosed rear garden featuring a wide Indian stone patio area with lawn extending beyond.

LOCATION

The house is situated within the much sought after Lakes Estate area of Frodsham. It is close to popular Manor House Primary School and a local convenience store. It is also convenient for access to a wide range of local services and open countryside. The centre of Frodsham is within walking distance offering a wide range of shops, cafes and restaurants. There are open fields at the top of Langdale Way and footpaths lead to Hob Hey Wood and to walks along the banks of the River Weaver. Castle Park, Frodsham Hill and Delamere Forest are all within easy reach. The road, rail and motorway networks allow daily commuter access to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester

TENURE

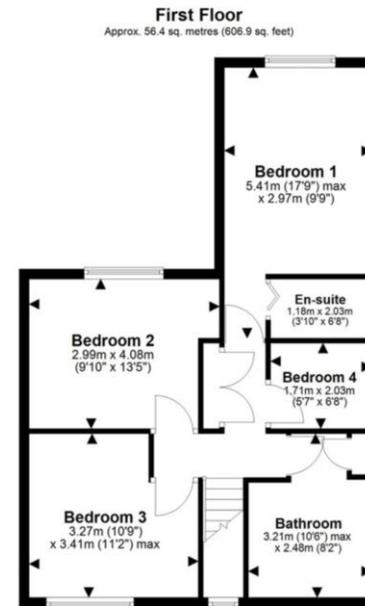
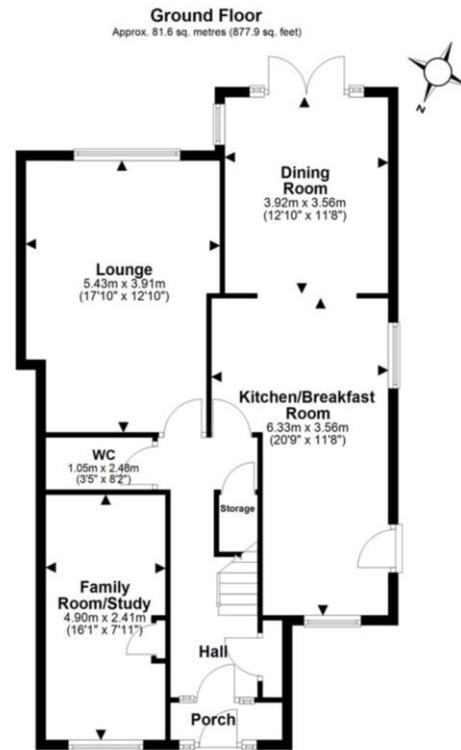
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C.



Total area: approx. 137.9 sq. metres (1484.8 sq. feet)

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