



**GASCOIGNE  
HALMAN**

TOP ROAD, KINGSLEY

---

THE AREAS LEADING ESTATE AGENT



| A DETACHED FAMILY HOME IN 0.25 ACRE GARDENS WITHIN A SOUGHT AFTER RURAL VILLAGE LOCATION

## TOP ROAD, KINGSLEY

**£570,000**

**An individual detached family with impressively spacious and versatile accommodation, set in approximately 0.25 acre gardens with a substantial detached outbuilding.**

The property is well presented throughout and is available with no onward chain. The accommodation layout provides plenty of space and great flexibility.

The ground floor provides four separate living rooms with the option for two of these to be used as additional bedrooms served by a recently re-fitted shower room. There is a large kitchen/breakfast room and a conservatory.





At first floor level, there are three double bedrooms and a family bathroom. The property has double glazed windows and a gas fired central heating is installed.

The property sits slightly elevated above Top Road and centrally to the plot that extends to approximately 0.25 acre. There are large gardens to both the front and rear each with lawns and well established flower beds. There is a long driveway running to the side of the house and providing extensive parking/turning space. There is gated access at each side and a large paved forecourt is to the rear, perfect for parking cars, caravans, trailers, boats etc. A superb range of outbuildings provides two large garages and a separate workshop/store. There is a further covered storage area and greenhouse.

### LOCATION

The property enjoys a prime position within this much sought after rural Cheshire village. There is a thriving village community offering peace and quiet yet with a good range of local facilities including a village store/Post Office, popular village schools, Churches, Doctors surgery and a village pub. Kingsley is surrounded by open countryside and Delamere Forest is close by. The road, rail and motorway networks allow access to many parts of the North West.

### DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152, and follow into Red Lane/Vicarage Lane which becomes Kingsley Road. Follow past Lady Heyes Holiday Park and follow signs to Kingsley. Turn left onto Hollow Lane and follow the road into Kingsley village. Continue past the CO-OP village store. Turn right onto The Brow. Follow the road past The Red Bull pub and follow onto Brookside. Follow Brookside into Top Road and the property will be seen on the left hand side.

### TENURE

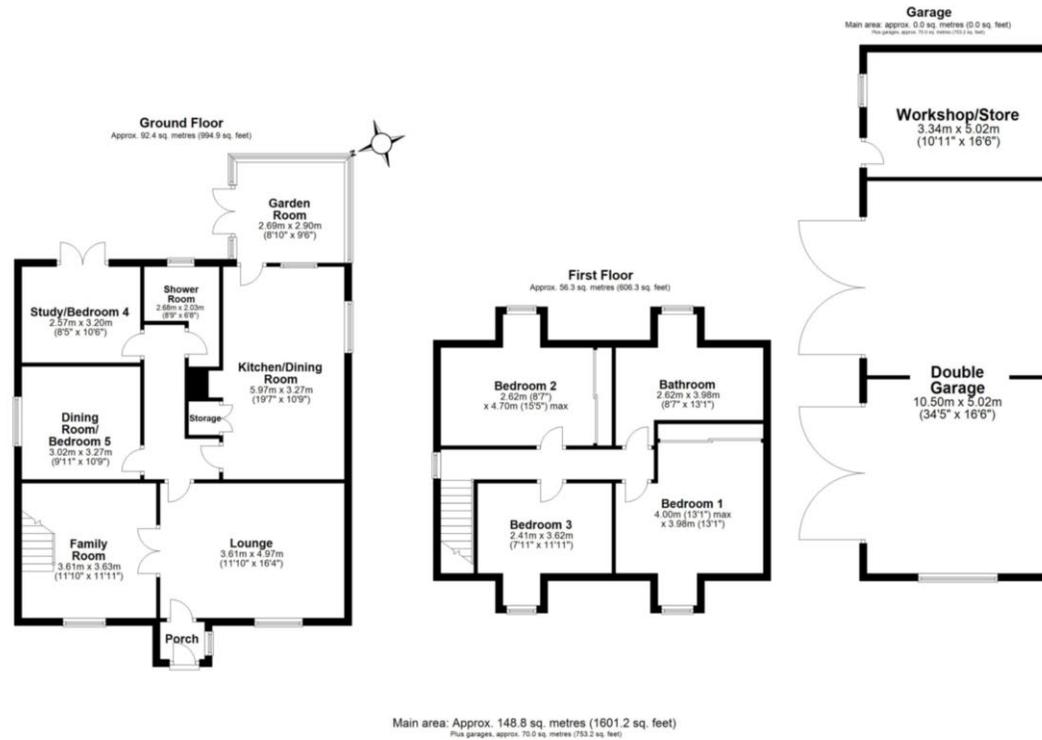
Freehold.

### COUNCIL TAX

Band D. 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

**GASCOIGNE  
HALMAN**