



62 Waterside Drive, Frodsham

Frodsham

Offers Over £350,000

**GASCOIGNE
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THE AREA'S LEADING ESTATE AGENCY



62 Waterside Drive

Frodsham

An exceptional, significantly upgraded high quality detached family home with a substantial extension to the rear, private rear garden, plenty of parking and a superb, refurbished interior.

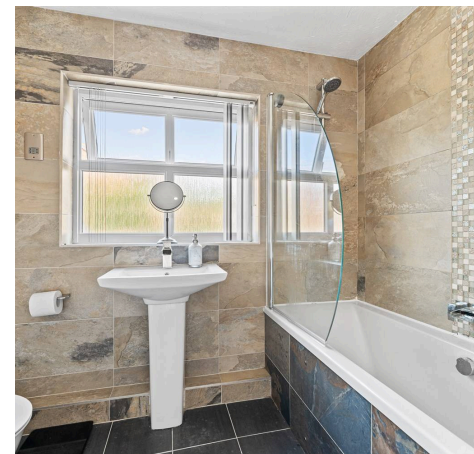
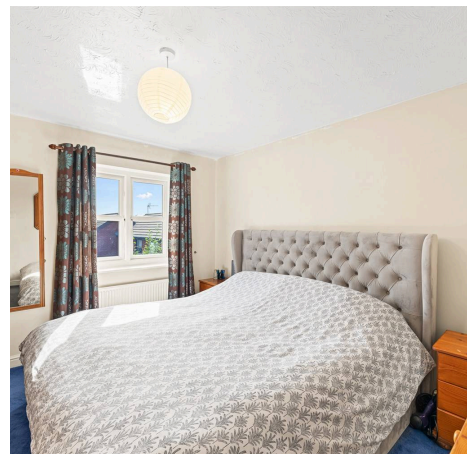
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended And Improved Detached House
- Superb Open Plan Living Area
- High Quality Internal Fittings
- Sunny Rear Garden



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Built in 1999 by reputable builders, Wainhomes, this attractive and well designed property has been completely transformed over recent years. A large extension to the rear has created a superb open plan layout, ideally suited to modern family life.

The entire house has been thoughtfully upgraded creating a high quality home blending modern style and a high end finish. Improvements include new oak doors, luxury floorings, a superb modern kitchen and sumptuous bathroom.

The highlight of the ground floor is the large open plan living/dining/family room. This is a wonderful room with a vaulted ceiling, Velux windows and double doors opening to the rear garden. This connects to the superb modern kitchen fitted with stylish units and built in appliances. The combined space is perfect for entertaining family and friends. To the centre of the ground floor is a separate lounge that can be opened via double doors to the family room or used as a cosy room to watch a film or read a book. Also to the ground floor is the entrance hallway with built in storage and a cloakroom/WC.

To the first floor are three good sized bedrooms and a spacious smartly fitted bathroom.

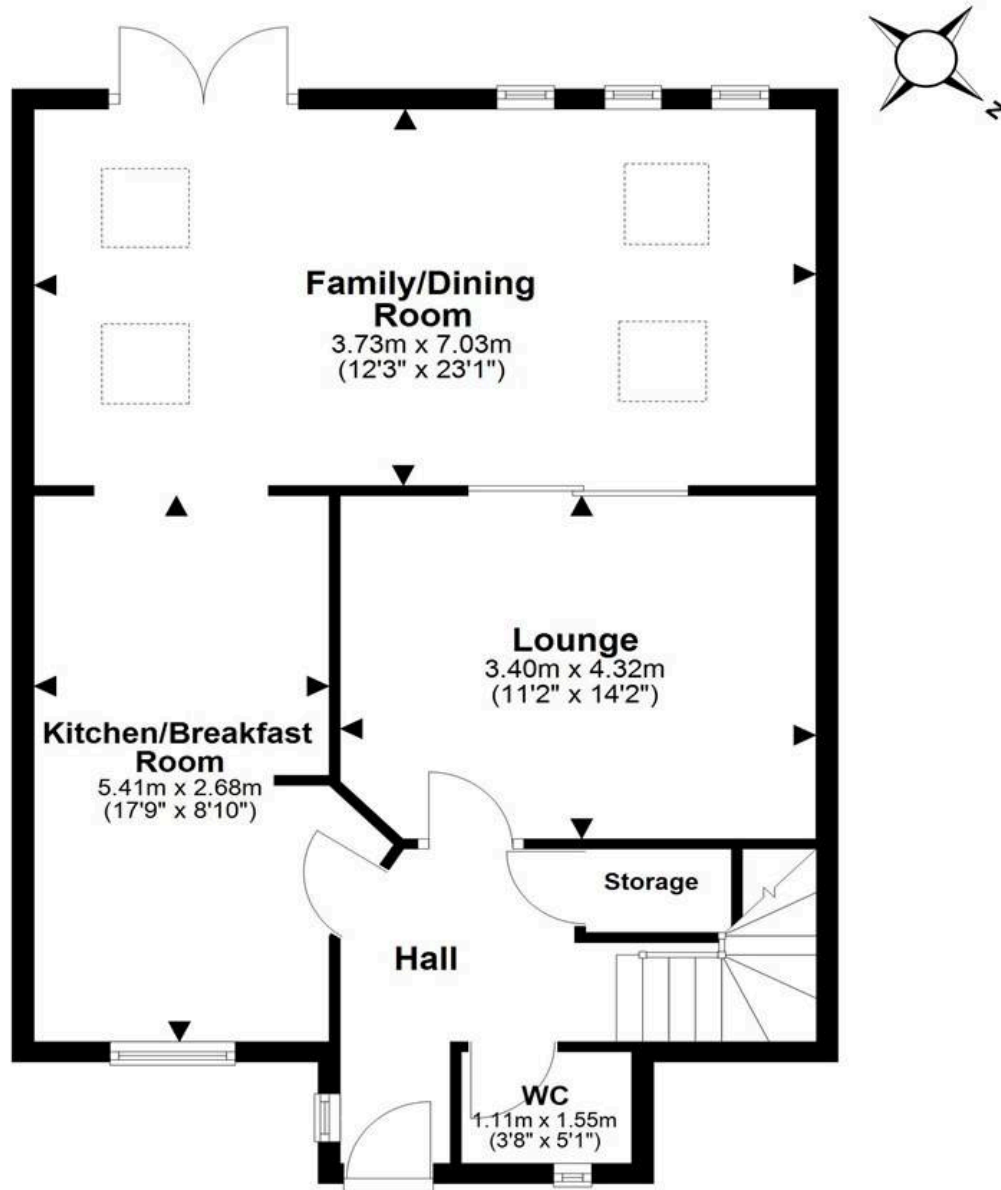
There is ample driveway parking and a private South West facing rear garden with patio area, lawn and storage shed.

The property is situated within a popular residential area, set amidst a range of similar detached homes. The location is convenient for commuting to work and



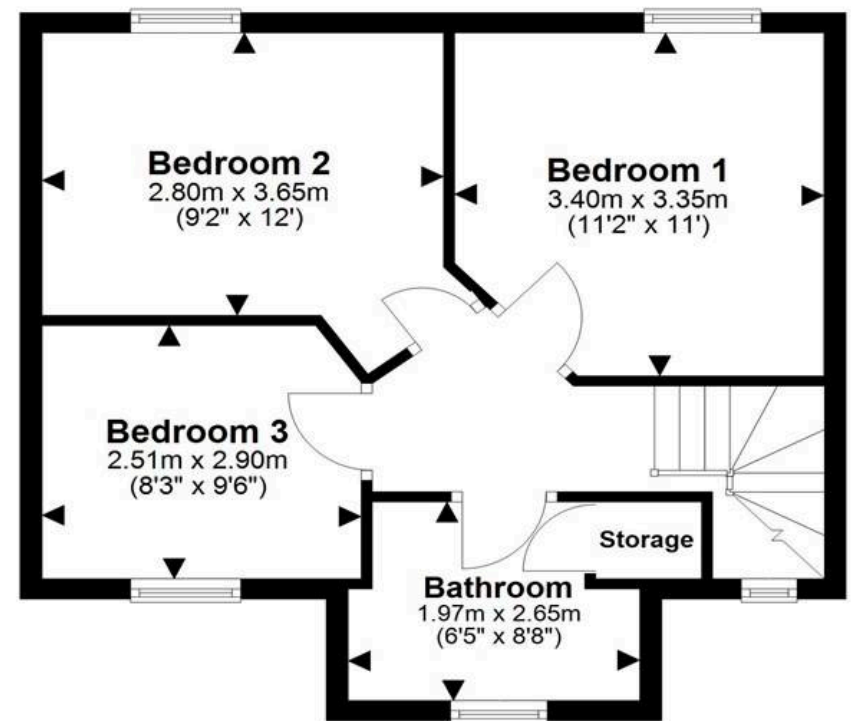
Ground Floor

Approx. 68.5 sq. metres (737.7 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Total area: approx. 110.1 sq. metres (1185.5 sq. feet)

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



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