



**GASCOIGNE  
HALMAN**

BRACKEN WAY, FRODSHAM, CTAX:D - SEMI-DETACHED  
HOUSE IN SOUGHT AFTER OVERTON AREA OF FRODSHAM

---

THE AREAS LEADING ESTATE AGENT



## BRACKEN WAY, FRODSHAM, CTAX:D - SEMI-DETACHED HOUSE IN SOUGHT AFTER OVERTON AREA OF FRODSHAM

**OIRO £285,000**

**This semi-detached house has been a much loved family home and is now being offered for sale for the first time since it was built in the mid 1960's.**

The house is set within the much sought after Overton area of Frodsham, close to a popular primary school. It is an area of the town where properties usually remain in long term ownership, as in this case. The house itself has been well maintained over the years but now offers potential for a scheme of modernisation and improvement. This will allow new owners to inject their own taste and style and an opportunity to make it their own.





## DESCRIPTION

The current layout includes an entrance hall, spacious living room, kitchen, three bedrooms and a bathroom. There is ample driveway parking, a detached brick built garage and gardens to both the front and rear.

## LOCATION

Overton is a popular area within Frodsham. It is a area with an interesting mix of character homes and has a great community spirit. At the heart of the community is Overton Church of England primary school and Grade I Listed St Laurence's Church. There are also two popular pubs within walking distance. The centre of Frodsham is approximately 1 mile away with a a good selection of shops and services. The area also lies close to open countryside with some lovely walks on Frodsham Hill and The Weaver valley almost on the doorstep. The road, rail and motorway networks allow access to many parts of the North West.

## TENURE

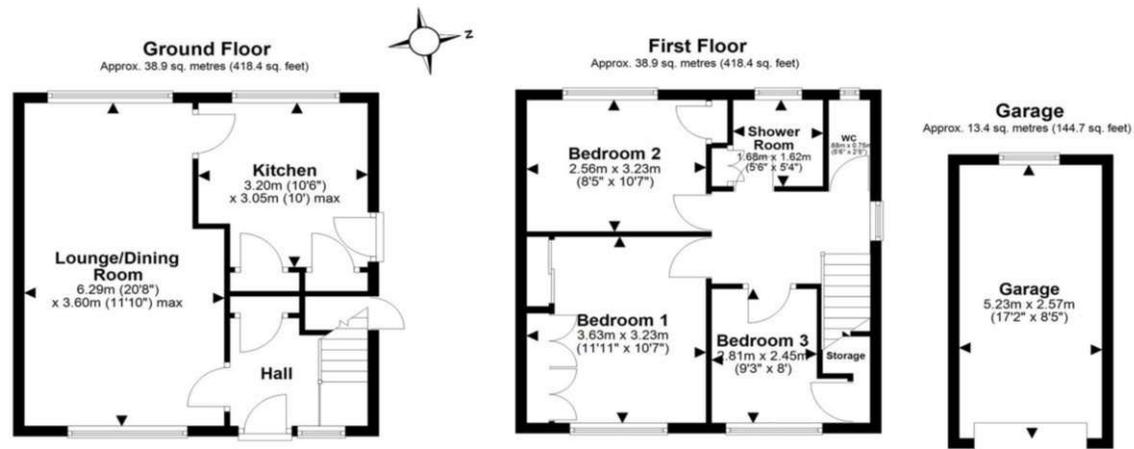
Freehold.

## COUNCIL TAX

Band D. Cheshire West & Chester.

## EPC RATING

Awaited.



Total area: approx. 91.2 sq. metres (981.5 sq. feet)

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 Buildings, Church Street, Frodsham, WA6 7DW

**GASCOIGNE  
HALMAN**