



**GASCOIGNE  
HALMAN**

BLUE HATCH, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## BLUE HATCH, FRODSHAM

**£420,000**

**Enjoying an excellent cul-de-sac setting in one of the most sought after locations in Frodsham, this extended family home offers impressive, versatile accommodation with space and flexibility in abundance.**

Blue Hatch is an area of Frodsham where properties usually remain in the same ownership for many years. This reflects the popularity of the location due to convenient access to the town centre, railway station and popular local schools. This house is now being offered for sale for only the second time since it was built in the late 1960's.





## DESCRIPTION

The layout was extended shortly after it was built and has been further adapted and enhanced by our clients. It now offers over 1400 square feet of accommodation plus a useful boarded loft space and a substantial garage/workshop.

The ground floor provides a spacious living room and a large kitchen/breakfast room. There is a gas fired AGA and modern cabinets. There is also a bathroom on the ground floor. On the first floor are four good sized bedrooms with the main bedroom having a dressing area. There is a second bathroom on the first floor. The boarded loft has been used as a hobby space and provides excellent storage.

Outside, there is ample driveway parking, a substantial detached garage/workshop and private rear garden.

## LOCATION

Blue Hatch is a much sought after, quiet and well established residential cul-de-sac. It is close to Frodsham Community Centre and playing fields and is just a short walk from the centre of Frodsham, the train station and popular local schools. Frodsham has a great selection of shops, services and eateries. The town is also close to open countryside with walking on Frodsham Hill, The Sandstone Trail and The River Weaver. Road, rail and motorway links are excellent. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

## TENURE

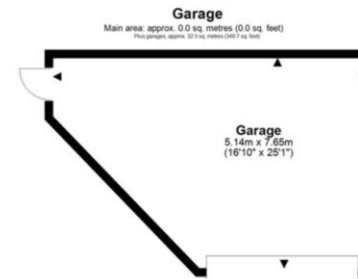
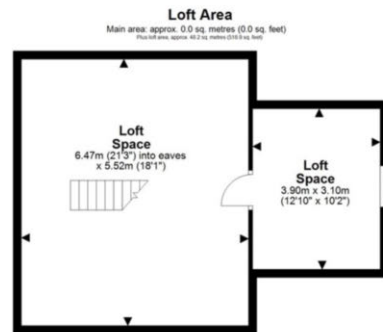
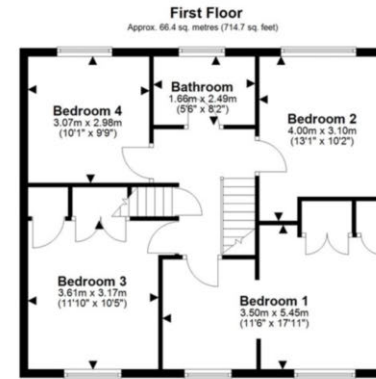
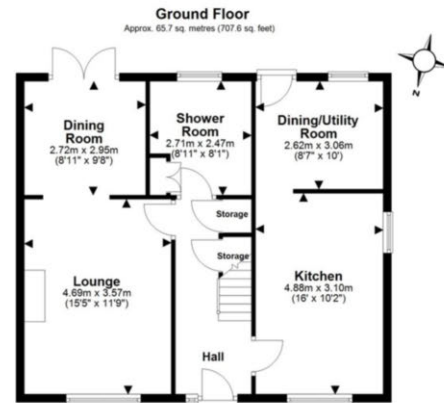
Freehold.

## COUNCIL TAX

Band D. Cheshire West & Chester.

## EPC RATING

Current D.



Main area: Approx. 132.1 sq. metres (1422.3 sq. feet)  
Plus garage: approx. 32.5 sq. metres (349.7 sq. feet)  
Plus loft area: approx. 48.2 sq. metres (518.9 sq. feet)

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## FRODSHAM OFFICE

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