



**GASCOIGNE
HALMAN**

37 HOWEY RISE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



37 HOWEY RISE, FRODSHAM

Offers over £525,000

A perfectly situated detached family home, set at the end of a small cul-de-sac, off Howey Lane, close to Frodsham Hill and Castle Park.

Howey Rise is a much sought after road and is a fantastic place to live, whether it be as a growing family or those seeking to downsize to a quiet, well established area, convenient for access to the centre of Frodsham.



This property is being offered for sale for the first time since it was built in the 1960's. Over the years, the house has been well cared for and extended, creating well proportioned and flexible accommodation with up to five bedrooms, extending to over 1700 square feet, (159 sq m).



DESCRIPTION

The house is bright with many rooms have large windows. The ground floor includes a spacious hallway, cloakroom/WC, a large lounge, separate dining room with an extended sun lounge area, fitted kitchen and a utility area. The first floor offers up to five bedrooms but is currently configured to offer four well proportioned bedrooms with the main bedroom having a large en-suite dressing room. There are double glazed windows and gas fired central heating is installed.

The house stands at the had of the cul-de-ac and elevated from the road. There is ample driveway parking, an attached garage and a canopy carport. There is a good sized front garden with lawn and flower beds. An area to the side of the house offers potential for additional parking but currently is the site of a garden shed and a greenhouse. The South West facing, private rear garden includes a patio area and lawn.

LOCATION

The house is within a sought after cul-de-sac, off Howey Lane. The position is regarded as one of the best in Frodsham as it allows residents easy access to walking on Frodsham Hill and to the Town Centre via Castle Park. Frodsham has a wide range of shops, bars and restaurants and there are good schools in the area for children of all age groups. The road, rail and motorway networks allow access for commuter to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

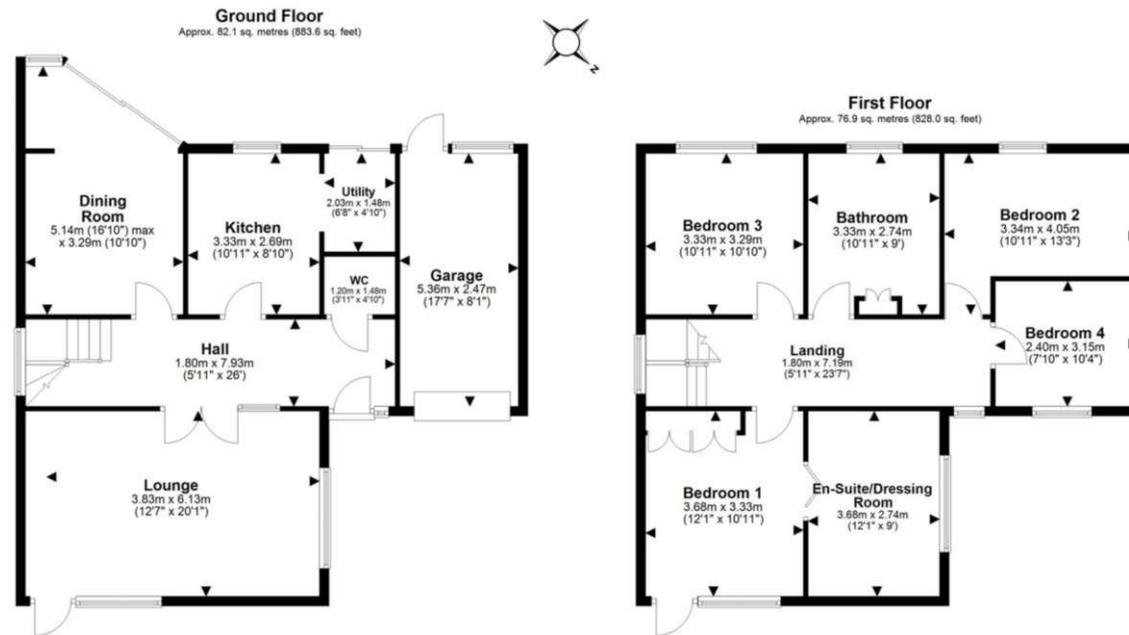
Freehold.

COUNCIL TAX

Band F, Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 159.0 sq. metres (1711.6 sq. feet)

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