



90 Church Street, Frodsham

Frodsham

£365,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



90 Church Street

Frodsham

Enjoying a great location close to the centre of Frodsham, this spacious mid terraced property offers recently refurbished accommodation, packed with period features with quality modern fitments. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Character Late Victorian Property
- Great Location Close to Town Centre
- Packed with Period Features and Quality Fitments
- Secluded South Facing Rear Garden
- Three Double Bedrooms



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A distinctive and visually appealing late Victorian mid terraced home is a real gem being positioned close to the heart of Frodsham.

For those seeking an active lifestyle, Frodsham Leisure Center is just around the corner and there are walks available through Castle Park, on to Frodsham Hill and The Sandstone Trail. Those seeking a more leisurely pace can easily enjoy the delights of Frodshams artisan cafe's, bars and restaurants as these too are conveniently nearby yet far enough away not to result in any disturbance.

The house itself has much to offer and combines the classic features of the period with a stylish, quality modern look and feel. The accommodation is tastefully presented throughout and the rooms are well proportioned. There is a good sized living room with fireplace and fitted storage. The separate dining room has a fitted log burning stove and double doors opening to the rear garden. The kitchen has a range of fitted units, oak worktops and a quarry tiled floor. There is also a utility room and cloakroom/WC.

To the first floor are three large double bedrooms and a refitted bathroom with a Victorian style suite. Double glazing is fitted throughout and gas fired central heating is installed.

The house is elevated from Church Street with a terraced garden and steps to the front door. The private South facing rear garden has lawn and patio areas plus a gate with access at the rear from Kingsway where on street parking is available.

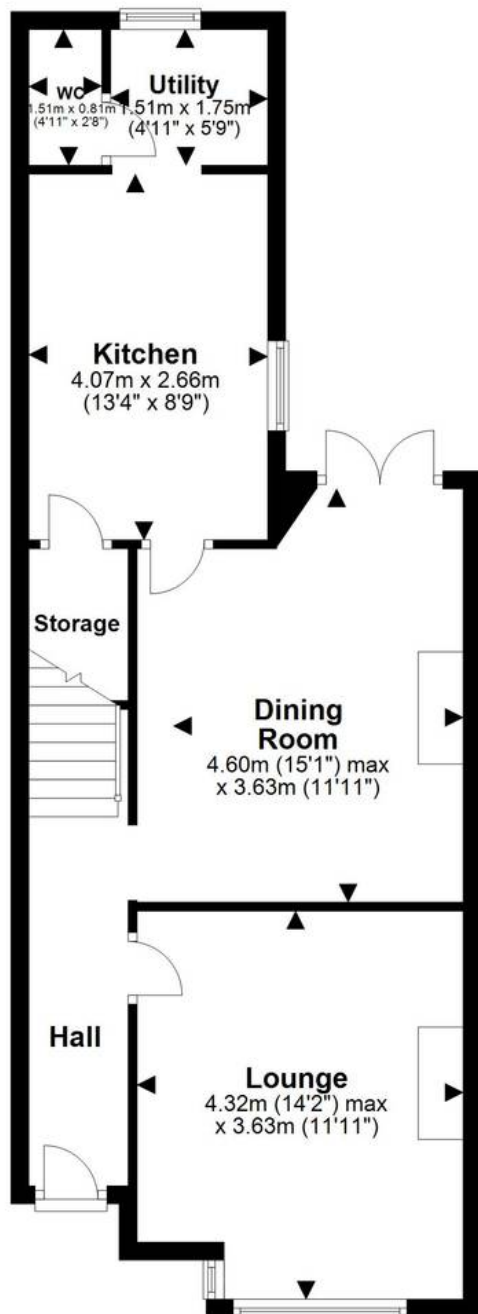
LOCATION

Whilst close to the central to town, the setting of the



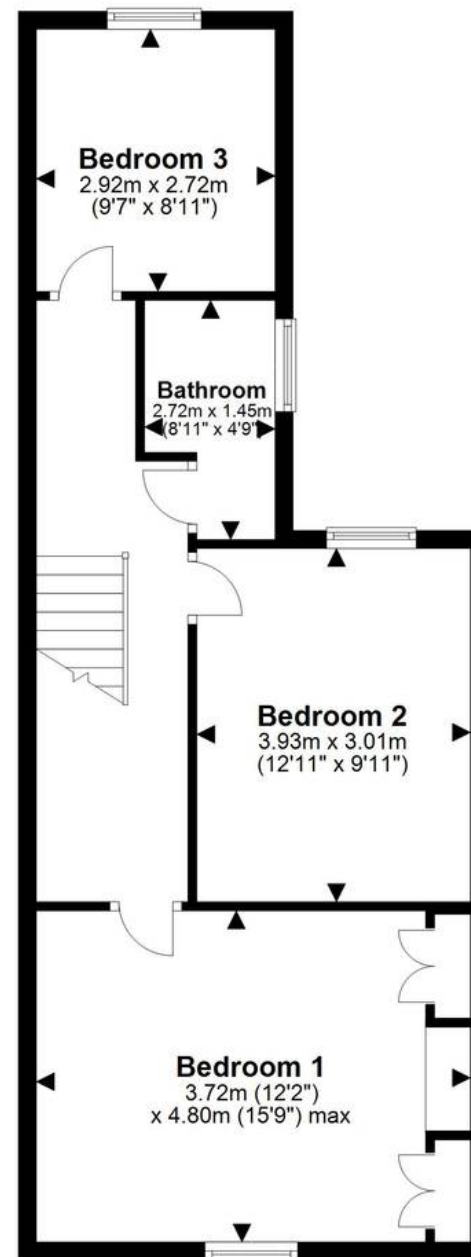
Ground Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.1 sq. feet)



Total area: approx. 107.9 sq. metres (1160.9 sq. feet)

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



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