



46 Thirlmere Close, Frodsham

Frodsham

Offers Over £325,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



46 Thirlmere Close

Frodsham

A link detached bungalow in a great location, with secluded rear garden, offering much improved accommodation with many recent upgrades.

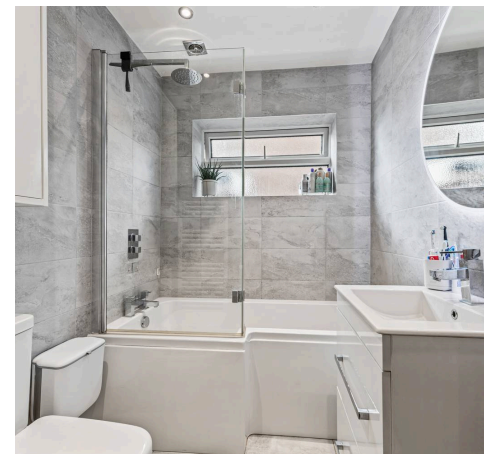
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Link-Detached Bungalow in Popular Area
- Many Recent Upgrades and Enhancements
- Secluded Rear Garden
- Close to Manor House School
- New Roof in 2024, New Boiler in 2022, New Bathroom in 2021
- Garage, Workshop and Driveway Parking



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The Lakes Estate has always been popular, but this popularity seems to have hit new heights in recent times. This is not a surprise as the area offers a range of properties suitable for all types of buyers, is within walking distance of excellent amenities and highly regarded Manor House School and is close to open countryside too.

This particular property lies towards the end of a popular residential cul-de-sac, and enjoys a mature, private and established plot.

The bungalow offers 821 square feet of space, plus a brick-built garage, store/workshop and driveway parking.

The internal layout is flexible and can be adapted to suit the differing needs of buyers. The open plan dining/kitchen lies central to the layout with a spacious lounge to the side. The hallway has sufficient space for use as a study area. There are three bedrooms to the rear overlooking the rear garden plus a contemporary well-designed bathroom.

The property had a new roof in 2024, new central heating boiler in 2022, a new bathroom in 2021 and a new front door in 2024. The interior is decorated throughout in neutral tones making this ready for new owners to enjoy from day one.

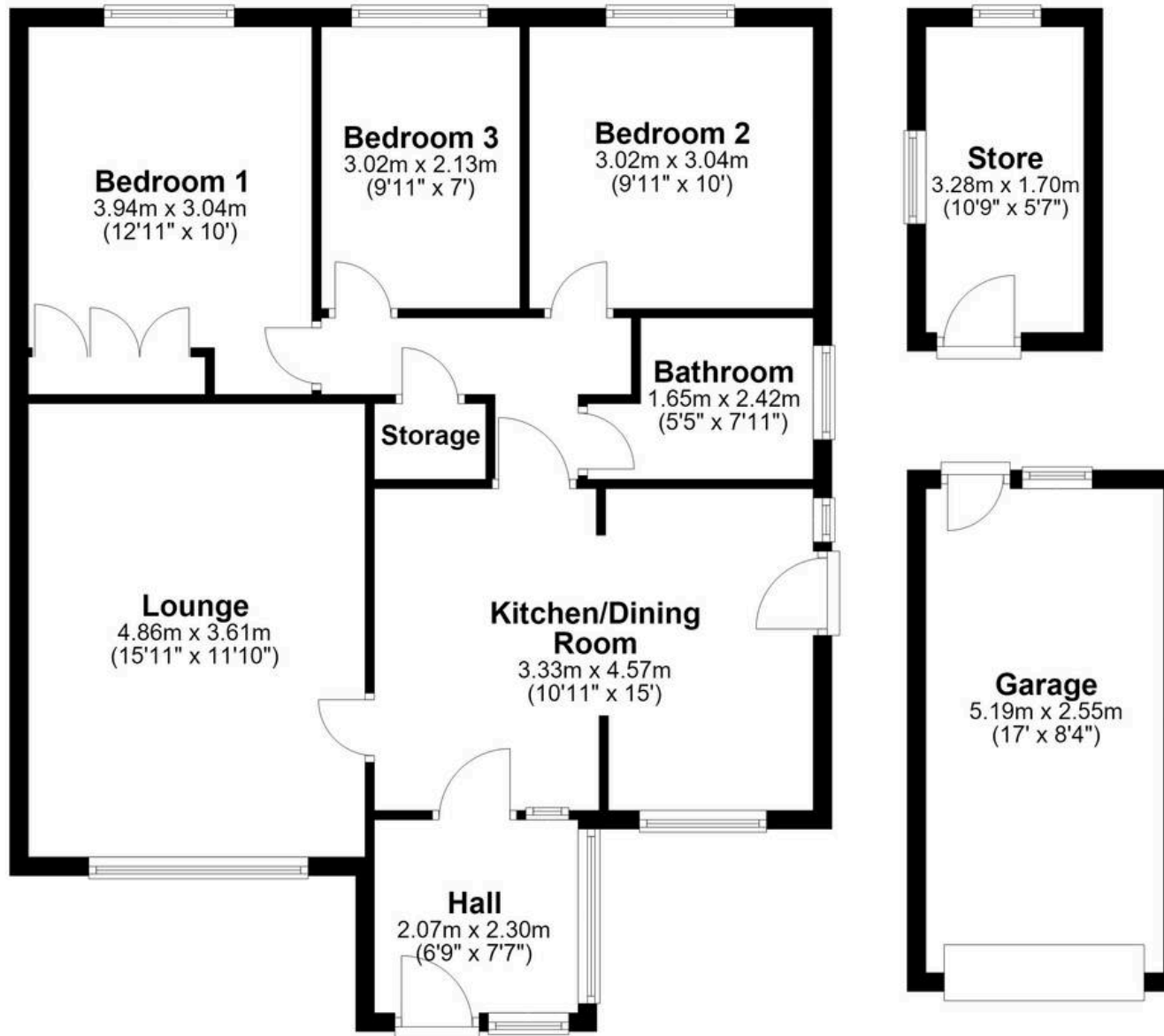
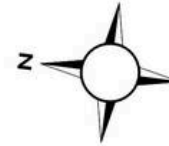
The rear garden is a delight, being mature and very secluded.



Ground Floor

Main area: approx. 76.3 sq. metres (821.4 sq. feet)

Plus garages, approx. 13.2 sq. metres (142.5 sq. feet)
Plus store, approx. 5.6 sq. metres (59.8 sq. feet)



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



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