



**GASCOIGNE
HALMAN**

FOREST COTTAGE, ASHTON ROAD, NORLEY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



FOREST COTTAGE, ASHTON ROAD, NORLEY, FRODSHAM

Offers Over £425,000

A charming character cottage set in secluded 0.6 acre gardens, in a wonderful position, adjacent to Delamere Forest.

The property enjoys an idyllic position, bordering the forest, enveloped by natural woodland. The garden extends to just over 0.6 of an acre and provides a secluded sanctuary, teeming with bird and wildlife.

The cottage has great potential for updating and enhancement but could be enjoyed as it is with just basic improvement.





Those with greater ambition and budget will be interested to learn that planning permission has already been approved for an imaginative and substantial extension. Copies of plans are available from the agents.

Being offered with no onward chain, the cottage is set well back from the road with plenty of parking space. The current layout includes two spacious living rooms plus kitchen and bathroom to the ground floor with two double bedrooms on the first.

LOCATION

The house is adjacent to Delamere Forest which provides great walking, horse riding, cycling and relaxation. There are lots of things to see and do in and around the forest for all age groups. There are popular primary schools in Norley and Delamere with secondary education available at Helsby High School. The area is ideal for those seeking a rural lifestyle who also require access to the regions commercial centres. The road, rail and motorway networks allow access and daily commuting to the Chester, Warrington, Liverpool and Manchester.

TENURE

Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current G.



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

Pollards Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**