



**GASCOIGNE
HALMAN**

WATERSIDE DRIVE, FRODSHAM, CTAX:D EPC:D - AN
EXTENDED AND IMPROVED DETACHED HOUSE

THE AREAS LEADING ESTATE AGENT



WATERSIDE DRIVE, FRODSHAM, CTAX:D EPC:D - AN EXTENDED AND IMPROVED DETACHED HOUSE

£360,000

A superbly presented detached family home offering well designed and extended accommodation presented in first class condition throughout.

This appealing home enjoys a secluded cul-de-sac position and offers convenient access to the amenities of Frodsham and nearby countryside for rural walks along The River Weaver and Hob Hey Wood.

The property itself has been extended and updated and is arranged to provide open plan living to the ground floor.





DESCRIPTION

The well appointed kitchen/dining room serves as the heart of the home with an interconnecting garden/sitting room. This is a light, open space with a vaulted ceiling and bi folding doors opening to garden. There is a separate lounge that also connects open plan to the kitchen/dining room creating flexible spaces for relaxation and entertaining. There is a hallway and cloakroom/WC completing the ground floor. To the first floor are three well proportioned bedrooms and two modern bathrooms, one being en-suite.

Step outside and you'll find a low maintenance, enclosed and private garden with patio areas and lawn. There is a brick built garage with useful mezzanine storage and plenty of driveway parking.

LOCATION

The property occupies a prime position within this popular residential area, set at the head of a cul-de-sac with excellent on site parking provision for several vehicles. The location is convenient for access to a wide range of local services and also lies close to open countryside with some lovely walks along the nearby River Weaver. The centre of Frodsham is within easy reach with a good range of shops, cafes and bars and there are schools for all age groups in the area. The road, rail and motorway networks allow access to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

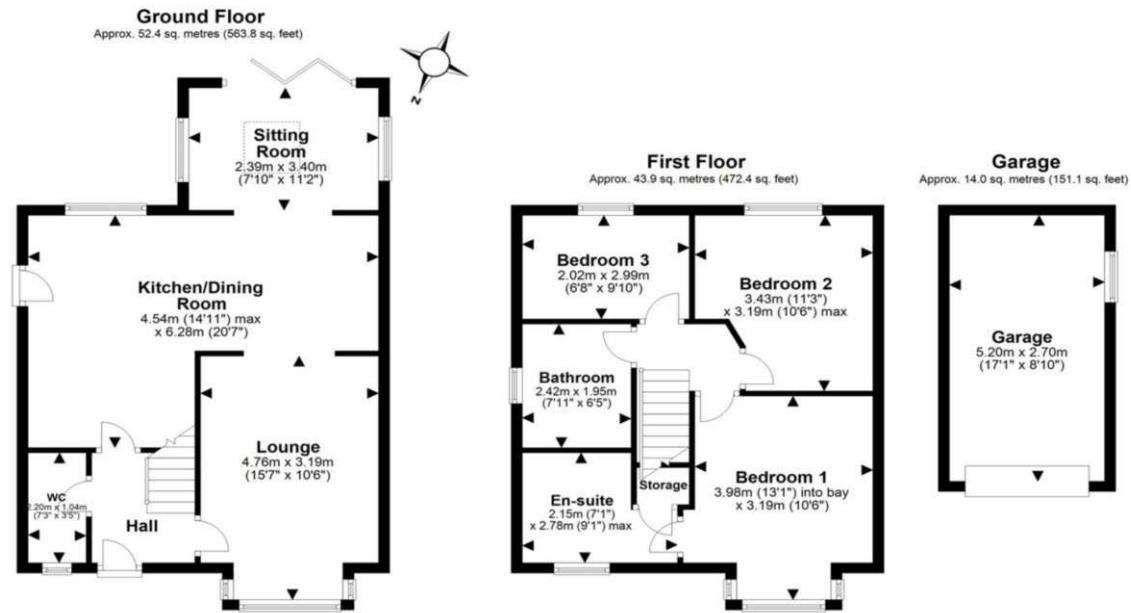
Freehold.

COUNCIL TAX

Band D, Cheshire West & Chester.

EPC RATING

Current D.



Total area: approx. 110.3 sq. metres (1187.3 sq. feet)

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