



**GASCOIGNE
HALMAN**

HAWTHORNE ROAD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



HAWTHORNE ROAD, FRODSHAM

Offers in Region of £250,000

This semi-detached house was built by the current owners for their own occupation in 1957 and is now being offered for sale for the first time since.

This is an attractive and much loved property built with care with quality materials. The owners have maintained the house to a good standard over many years although potential exists for the new owners to invest and update the accommodation, to suit their own tastes.

The house is set back and elevated from the lane that gives a feeling of privacy and seclusion. There is driveway parking and a lovely front garden area.





DESCRIPTION

Internally, the accommodation includes two spacious living rooms, a fitted kitchen, a utility room and WC. To the first floor are three bedrooms and a bathroom. Double glazed windows are fitted and gas fired central heating is installed. There is a private rear garden with lawn and patio area.

LOCATION

The property occupies a convenient position, towards the end of a small lane and within level walking distance from the centre of Frodsham. There are excellent shopping and recreational facilities within walking distance plus schools for children of all age groups. The area is also well placed for access to the regions commercial centres via the road, rail and motorway networks. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

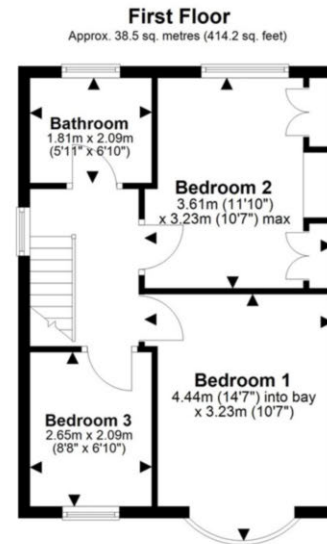
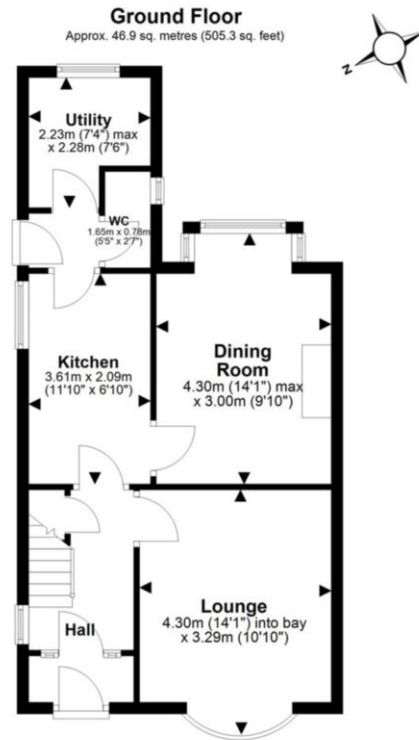
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 85.4 sq. metres (919.4 sq. feet)

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