



**GASCOIGNE
HALMAN**

53 TOP ROAD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



53 TOP ROAD, FRODSHAM

£430,000

A unique detached property enjoying a wonderful elevated position on the outskirts of Frodsham, close to open countryside and with panoramic views to the rear across The Weaver Valley and beyond.

Upon first impression, this appears to be a very attractive and well built bungalow, such is its appearance from the road. However, once inside, it quickly becomes apparent that its initial appearance is actually misleading. It is in fact a substantial three storey detached house with amazing far reaching views to the rear.

This deceptive home has accommodation arranged over three levels, following the natural contour of the sloping plot and to take full advantage of the rear views.



The layout can be configured to suit the needs of buyers at various stages of life with also the potential to develop further the lower ground floor accommodation.

Planning permission was obtained in 2019 for extensions to the rear and side of the property. The rear extension element only has been completed so new owners could continue with the side extension should they wish.

Lying at the heart of the property is a spacious open plan kitchen/living and dining room. This is a light and bright space with dual aspect windows allowing the views to be enjoyed. There are modern units and built in appliances. The lounge is to the rear with a viewing area and double doors opening with Juliette balcony. There are two double bedrooms, one on the ground floor and the other upstairs with a washroom en-suite. The main bathroom is on the ground floor. Gas fired central heating is installed and double glazed windows fitted throughout.

The lower ground floor is currently used as a utility room with WC but also offers excellent storage and the potential for further development if desired. A study area has also been created.

There is ample driveway parking and a private, enclosed rear garden.

LOCATION

The location of the house could hardly be better. It sits at the end of a quiet lane on the edge of Frodsham, surrounded by open countryside yet it is less than 2 miles from the centre of town. Frodsham offers a great selection of local independent stores, national retailers, cafes and bars. There are good schools for all age groups in the area and excellent sports and recreational facilities. The area is also ideally placed for access to the regions commercial centres with Chester, Liverpool, Warrington and Manchester all within daily commuting distance.

TENURE

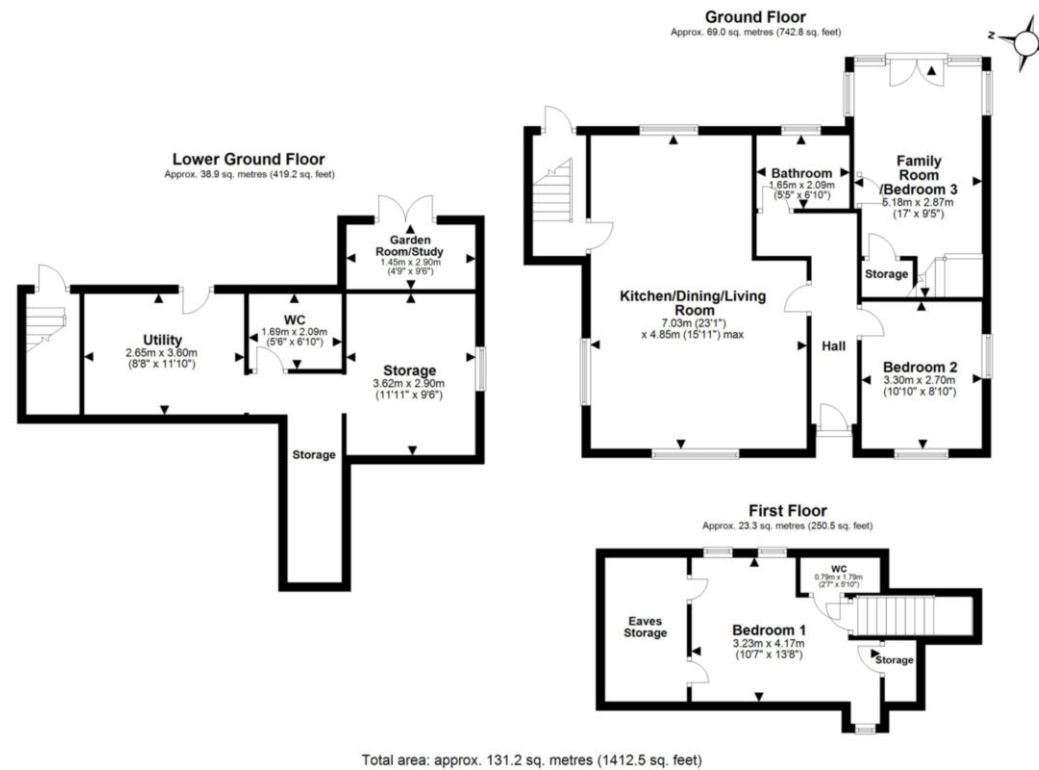
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current D



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