



**GASCOIGNE  
HALMAN**

SANDFIELDS, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## SANDFIELDS, FRODSHAM

### Offers in Excess of £200,000

**An exciting opportunity to purchase a substantial, late Victorian semi-detached central Frodsham house offering great potential, in need of complete renovation and refurbishment.**

The property is on the market for the first time in over 50 years making it a rare offering. It should also be noted that the home has been competitively priced due to the need for complete modernisation.

The new owners will likely be in a position to buy the house with cash or require minimal external finance due to the extent of the works required.





The house has spacious accommodation with rooms of excellent proportions. The accommodation is arranged over two floors and extends to over 1400 square feet, (130 sq m). On the ground floor are two separate living rooms and a good sized kitchen. A connected outbuilding offers potential for the kitchen to be extended. The first floor has four bedrooms, three are good sized doubles and the fourth is a large single. These are served by a shower room.

The property stands elevated and fronts on to Church Street with pedestrian access and a garage on Sandfields. The garden requires cultivation.

### **LOCATION**

The house is situated in the centre of Frodsham, close to a wide range of shops, services, bars, cafes and restaurants. The nearby rail station offers regular services running to Chester, Warrington, Manchester and Liverpool. Frodsham is an ideal base for those needing access to the regions commercial centres via the road and motorway networks.

### **TENURE**

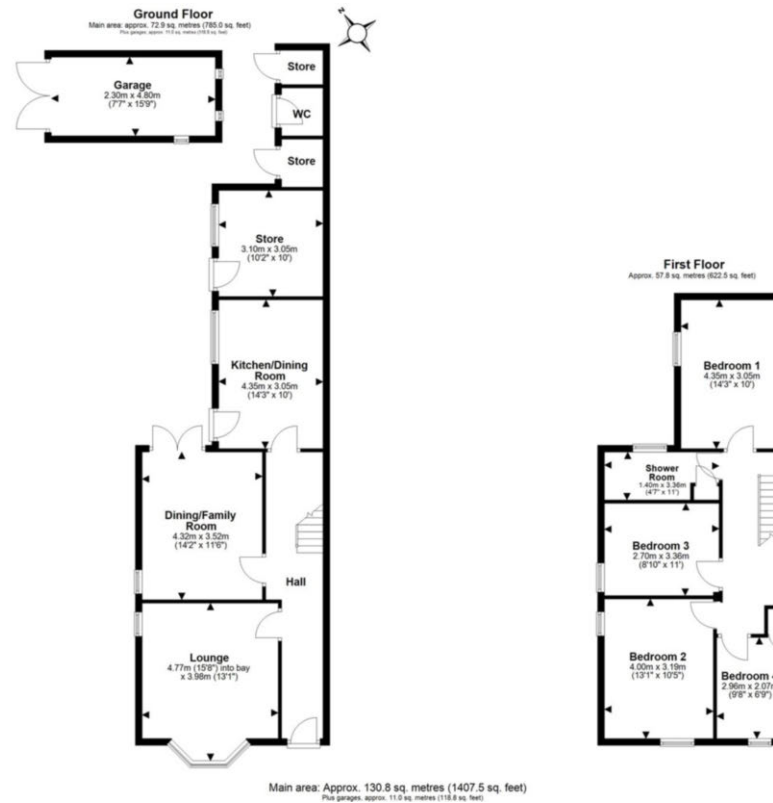
The property is Leasehold for the residue of an initial 999 year term from 1879. Ground rent has not been collected for many years but is noted as being £4.50 per year.

### **COUNCIL TAX**

Band E. Cheshire West & Chester.

### **EPC RATING**

Current D.



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## FRODSHAM OFFICE

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