



37 Howey Rise, Frodsham

Frodsham

Offers Over £525,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



37 Howey Rise

Frodsham, Frodsham

A perfectly situated detached family home, set at the end of a small cul-de-sac, off Howey Lane, close to Frodsham Hill and Castle Park.

Council Tax band: F

Tenure: Freehold



37 Howey Rise

Frodsham, Frodsham

Howey Rise is a much sought after road and is a fantastic place to live, whether it be as a growing family or those seeking to downsize to a quiet, well established area, convenient for access to the centre of Frodsham.

This property is being offered for sale for the first time since it was built in the 1960's. Over the years, the house has been well cared for and extended, creating well proportioned and flexible accommodation with up to five bedrooms, extending to over 1700 square feet, (159 sq m).

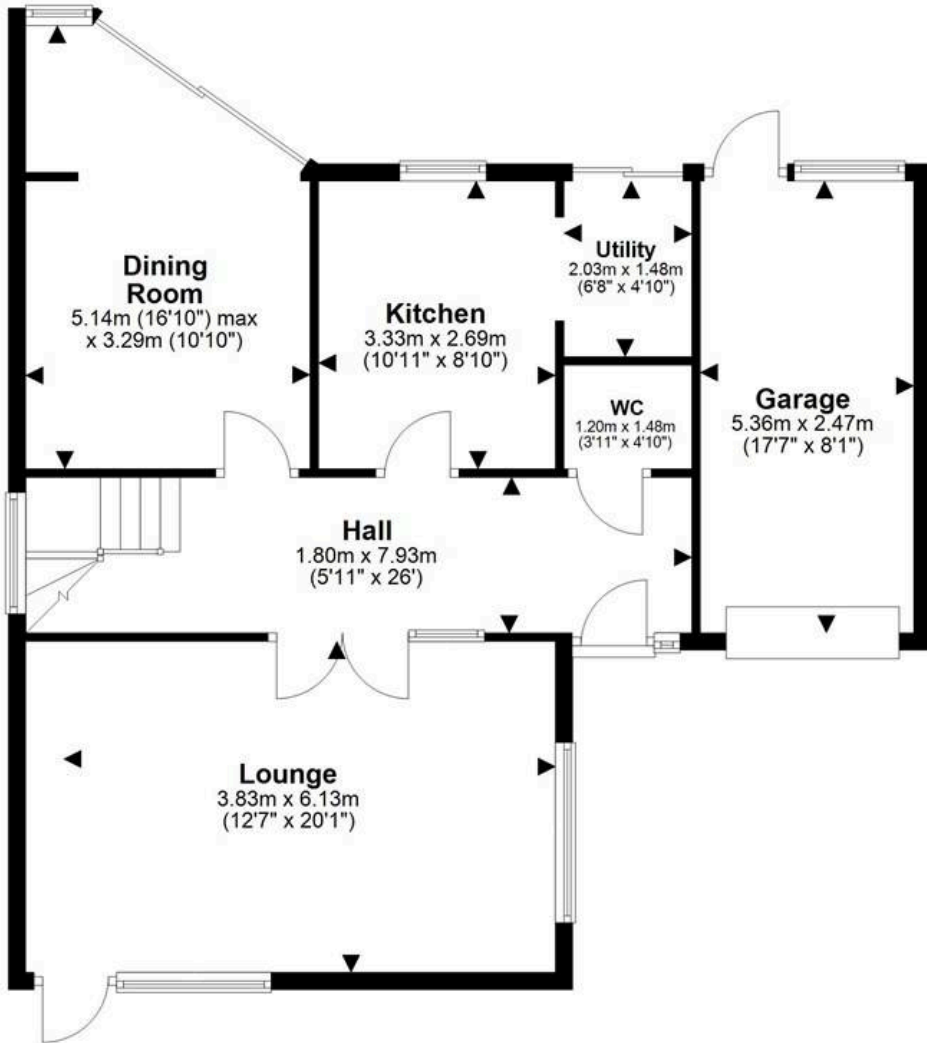
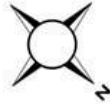
The house is bright as many of the rooms have large windows. The ground floor includes a spacious hallway, cloakroom/WC, a large lounge, separate dining room with an extended sun lounge area, fitted kitchen and a utility area. The first floor offers up to five bedrooms but is currently configured to offer four well proportioned bedrooms with the main bedroom having a large en-suite dressing room. There are double glazed windows and gas fired central heating is installed.

The house stands at the end of the cul-de-sac and is elevated from the road. There is ample driveway parking, an attached garage and a canopy carport. There is a good sized front garden with lawn and flower beds. An area to the side of the house offers potential for additional parking but currently is the site of a garden shed. The South West facing private garden is well stocked and includes a patio and a greenhouse.



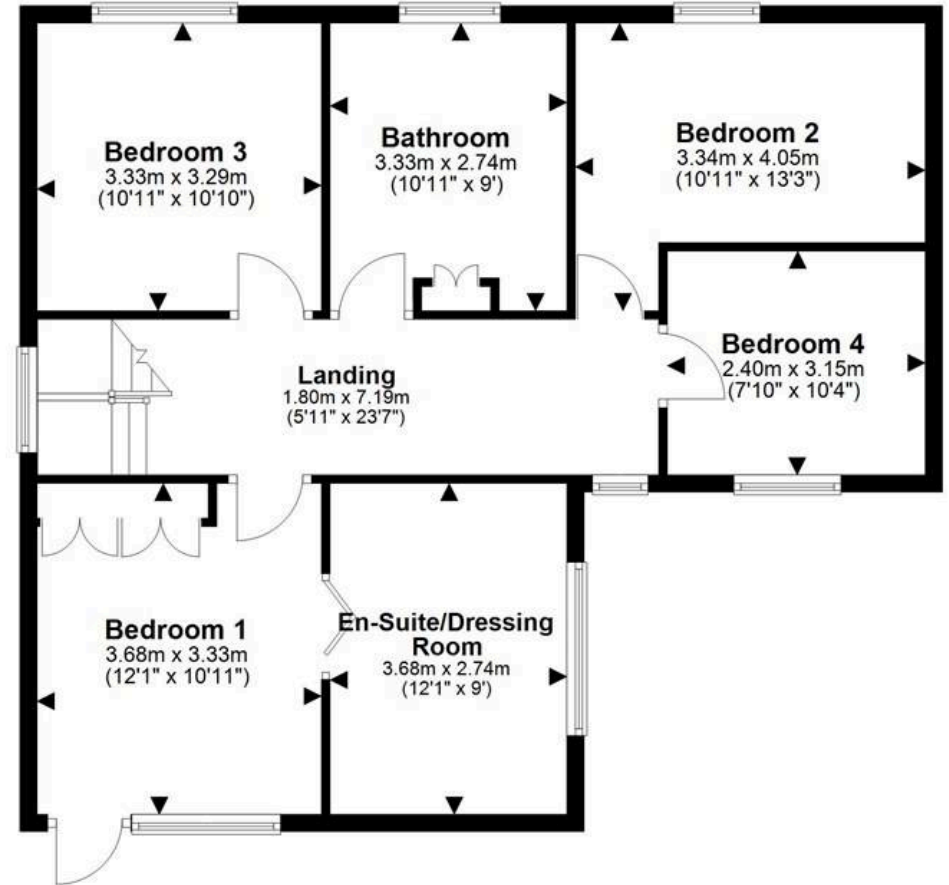
Ground Floor

Approx. 82.1 sq. metres (883.6 sq. feet)



First Floor

Approx. 76.9 sq. metres (828.0 sq. feet)



Total area: approx. 159.0 sq. metres (1711.6 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.



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