



1 Marsh Green Cottages Marsh Lane, Frodsham

£415,000

Frodsham

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 1 Marsh Green Cottages Marsh Lane

Frodsham, Frodsham

Dating back to 1750, this is a wonderful period home with extended, beautifully presented accommodation and a large garden, just a short walk from the centre of Frodsham.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Character Cottage Dating Back to 1750
- Private Position Close to Centre of Frodsham
- Large Gardens and Views to Frodsham Hill
- Beautifully Presented Cottage Interior
- Spacious Ground Floor Living Space
- Three Bedrooms and Large Bathroom



# 1 Marsh Green Cottages Marsh Lane

Frodsham, Frodsham

This charming period cottage enjoys an excellent position being located just a short level walk from the thriving centre of Frodsham with it's excellent range of shops, cafes, bars and restaurants.

The cottage itself dates back to 1750 forms part of a row of just three former farmworkers cottages. The property has been sympathetically extended and now offers a comfortable amount of ground floor living space. There is a hallway with cloakroom/WC. There is a cosy lounge with exposed beams and brick fireplace. A separate dining room is extended to form a further living room with doors opening to a large patio area. The kitchen is fitted with a range of cabinets with granite worktops and built in appliances. To the first floor are three well proportioned bedrooms and a large bathroom with bath and large walk in shower. Double glazed windows are fitted and gas fired central heating is installed.

A particular highlight of the home is the outdoor space. The house is set back from Marsh Lane with extensive parking and turning space. The gardens wrap around the house and the aspect results in the house enjoying sunlight from dawn until dusk. There is a sweeping lawn and expansive slate style patio area. There are also glorious views to Frodsham Hill.

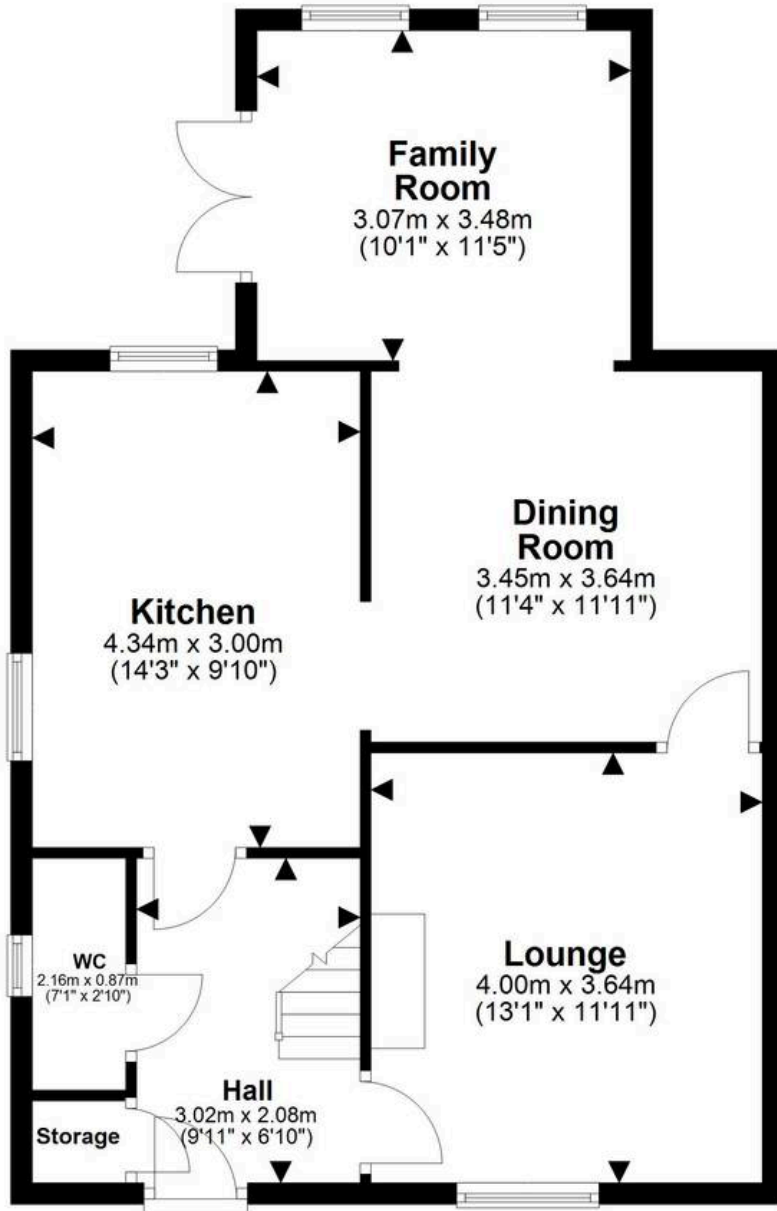
## LOCATION

The house enjoys an private setting with great views to Frodsham Hill. It is just a short walk from the centre of Frodsham, a thriving Cheshire market town and was recently identified as one of the most



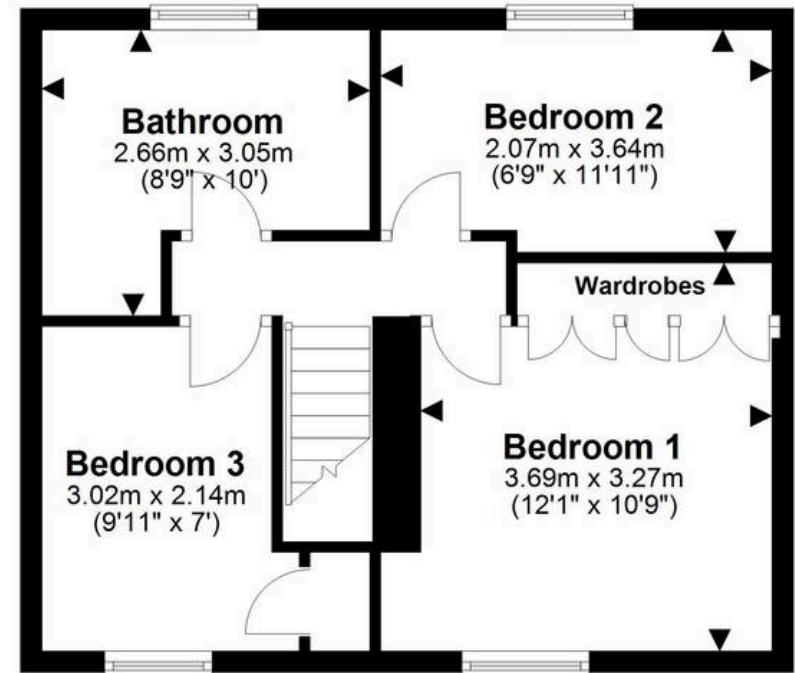
## Ground Floor

Approx. 61.8 sq. metres (665.2 sq. feet)



## First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 101.0 sq. metres (1087.5 sq. feet)

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



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