



12 Grasmere Road, Frodsham

Frodsham

£390,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 12 Grasmere Road

Frodsham, Frodsham

This detached family home occupies a generous 0.13 acre garden plot and offers spacious accommodation, ideal for those with growing families.

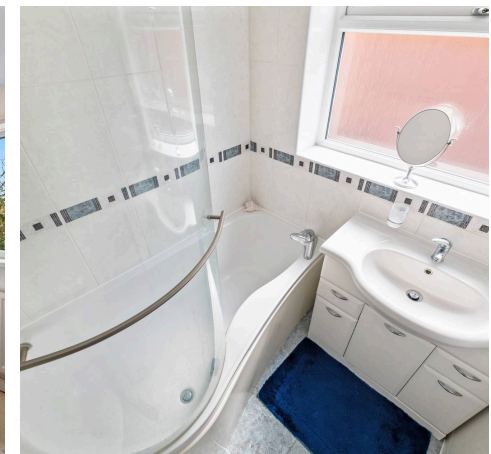
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached Family Home
- Good Sized Well Established Gardens
- Sought After Lakes Estate Setting
- Three Double Bedrooms
- Large Conservatory To Rear



## 12 Grasmere Road

Frodsham, Frodsham

Extending to approx. 1310 sq ft (122 sq m) the property well planned accommodation providing a large open plan area for social gatherings and entertaining with an outlook onto the large rear garden. The ground floor consists of an entrance hallway, lounge/dining room with bi folding doors opening to a large conservatory. The kitchen is fitted with modern units.

The first floor offers three double bedrooms, a modern bathroom and separate WC.

The property has double glazed windows and a gas fire central heating system is installed.

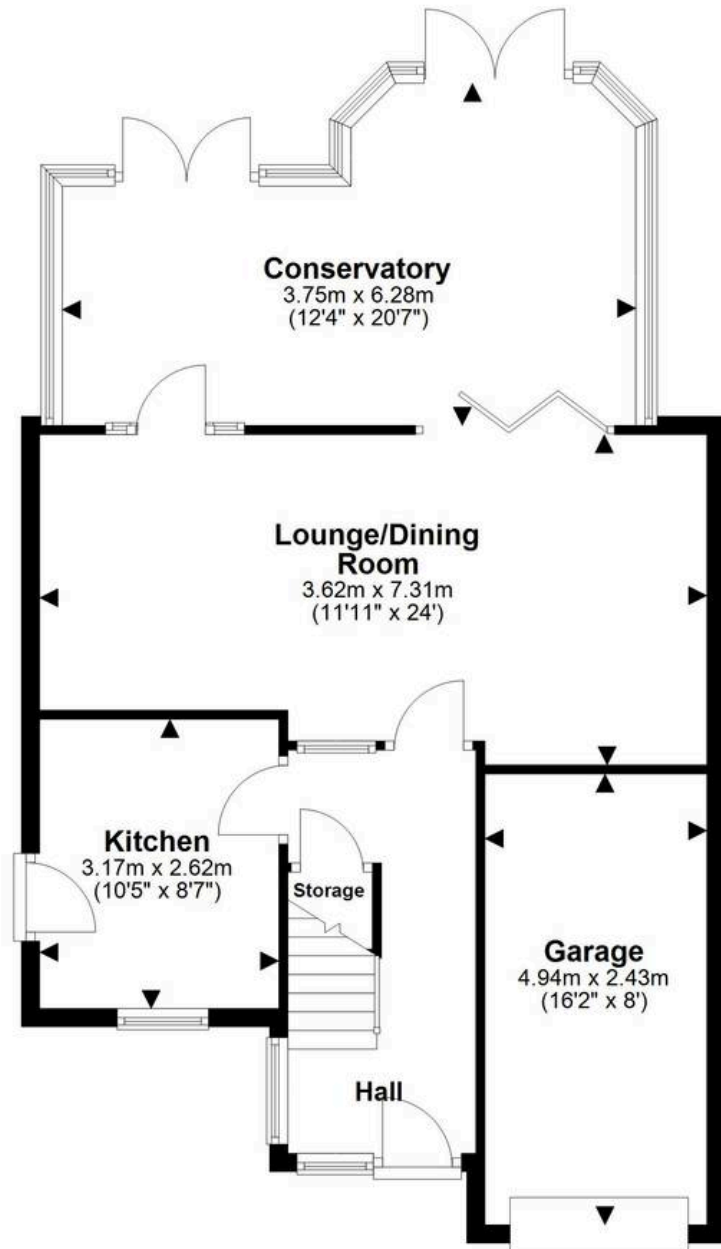
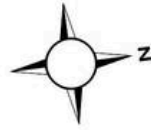
There is ample driveway parking and an integral garage. The total plot extends to approximately 0.13 of an acre. The large rear garden includes areas laid to lawn and well established hedge borders, patio area and covered seating/barbecue area.

The property is situated on the popular Lakes Estate area of Frodsham. The area is known for offering a range of detached homes and good sized gardens with many of the houses remaining in long term ownership. In recent years, many homes in the area have been subject to significant financial investment and imaginative extension. This trend appears to be continuing and is having a positive effect on rising property values. The house is very well placed for access to a wide range of local services whilst also being close open countryside. The highly regarded Manor House Primary School is close by and there is a local convenience store within walking distance. The centre of Frodsham is also within walking distance and offers excellent shopping, recreational and leisure facilities.



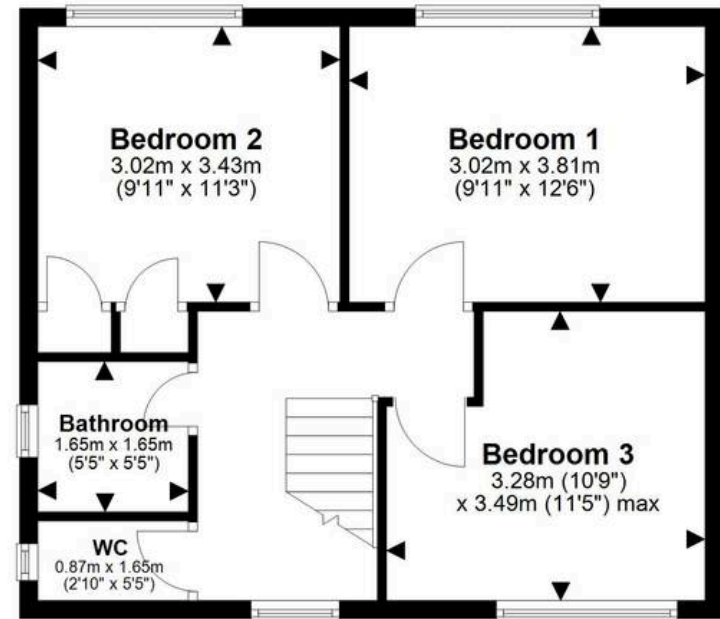
### Ground Floor

Approx. 75.6 sq. metres (813.4 sq. feet)



### First Floor

Approx. 46.2 sq. metres (497.3 sq. feet)



Total area: approx. 121.8 sq. metres (1310.7 sq. feet)



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