



34 Red Lane, Frodsham

Frodsham

£525,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



34 Red Lane

Frodsham, Frodsham

An appealing detached family home in a sought after, well established residential area offering generously proportioned accommodation, private rear garden and a double garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious Detached Family Home within Walking Distance of Town Centre
- Close to Overton School and Popular Pubs
- Well Proportioned Rooms
- Ideal For Families and Downsizers Too
- Four Bedrooms and Two Bathrooms
- Private South Facing Rear Garden
- Double Garage



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Frodsham, Frodsham

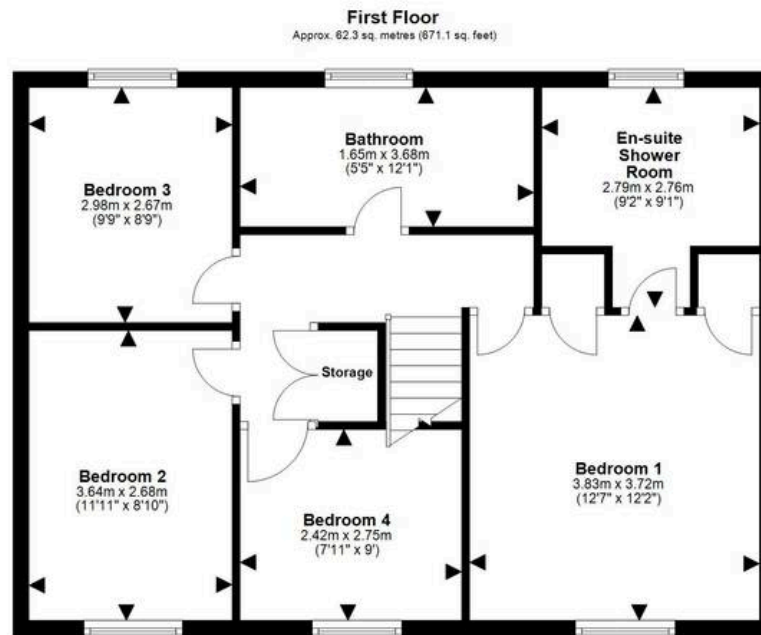
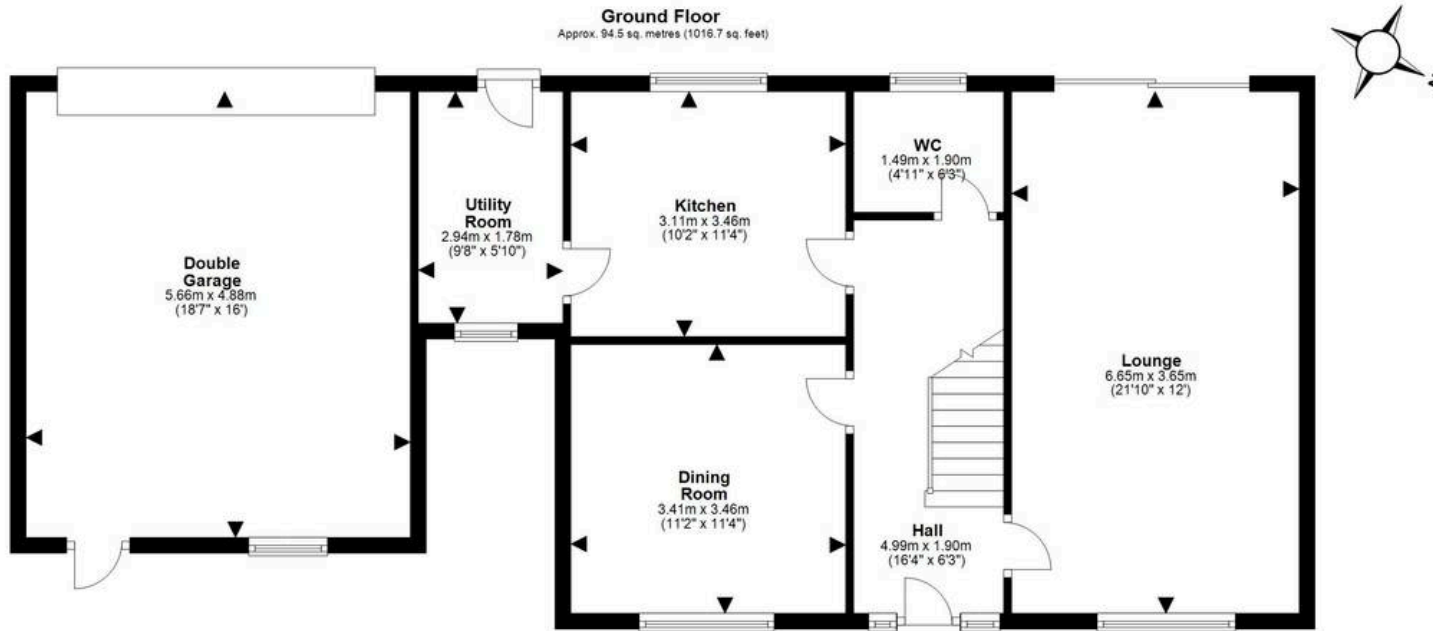
This excellent family home is set within a mature and leafy area of Frodsham, close to Overton and within walking distance of the town centre.

The house is well presented throughout and ready to be enjoyed by it's new owners from day one.

Internally, the rooms are all of good proportions and the layout will work well for families and those who wish to downsize but still require space. There is a spacious reception hall with cloakroom/WC. The large dual aspect lounge has patio doors opening onto the rear garden. There is a separate dining room, fitted kitchen and a utility room. On the first floor, there are four good sized bedrooms, a smart, recently re-fitted en-suite shower room to the main bedroom and an equally appealing family bathroom.

There is a private, South facing rear garden with patio area and lawn. A double garage is to the rear with driveway parking accessed via Fieldway.





Total area: approx. 156.8 sq. metres (1687.9 sq. feet)



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