



12 Greenside Avenue, Frodsham

Frodsham

£475,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



12 Greenside Avenue

Frodsham, Frodsham

A superb location in one of the most sought after areas of Frodsham gives this beautifully presented house rural appeal and convenient access to excellent local amenities.

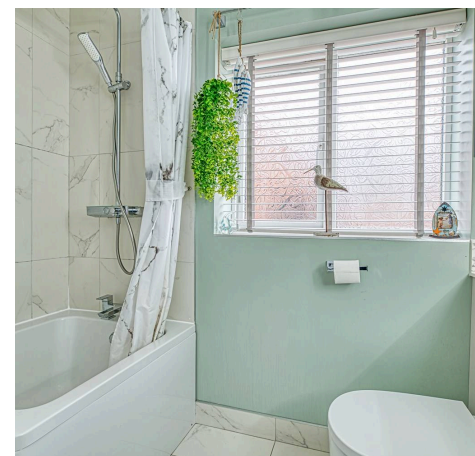
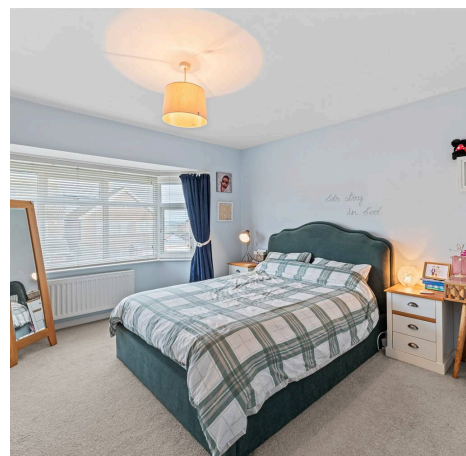
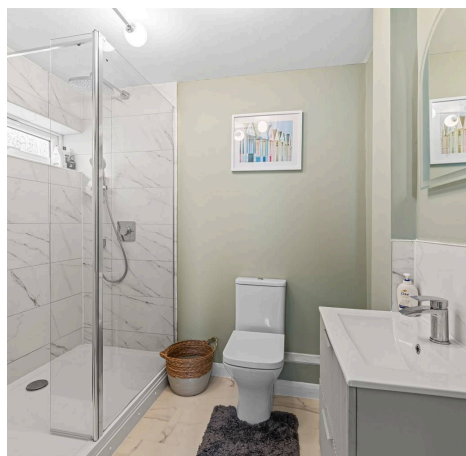
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Superb Location in Prime Residential Area
- Many Recent Upgrades and Enhancements
- Open Plan Kitchen/Dining Room
- EPC Rating - Current D
- Sunny Rear Garden
- Smart Modern Refinements and Quality Finish
- Close to Open Countryside



12 Greenside Avenue

Frodsham, Frodsham

The house was built in the mid 1960's by a reputable local builder and it retains a feeling of traditional quality. It benefits from many recent upgrades and enhancements creating an excellent family home with modern refinements and a quality finish throughout.

Natural materials such as oak floors, wooden doors, a Cheshire brick fireplace with log burner, and a stylish oak and glass staircase perfectly blend with a light, modern decorative theme.

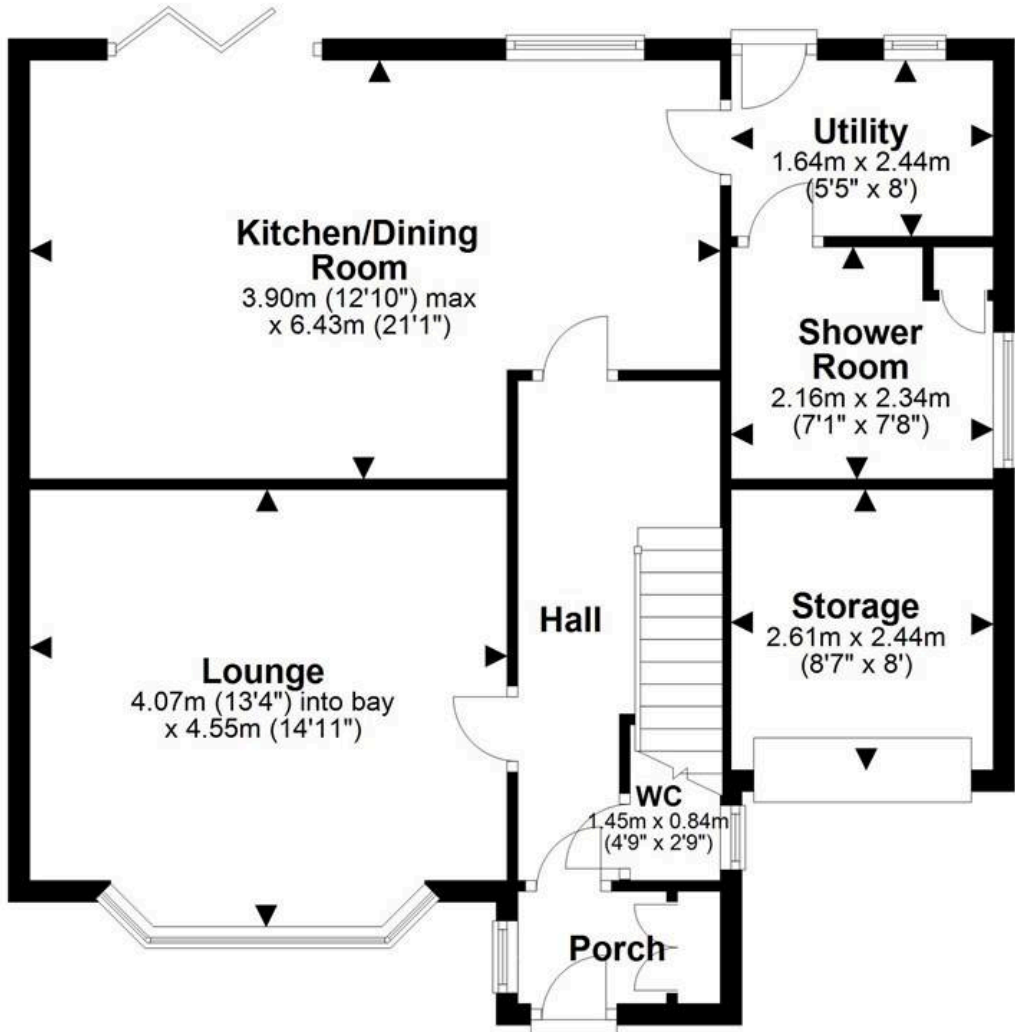
The layout incorporates an entrance hallway, cloakroom/WC, and a good sized lounge. A particular highlight is the open plan kitchen/dining room that features bi folding doors connecting to the South West facing rear garden. There are modern fitted units in a Shaker style with quartz worktops and a built in high end induction hob, extractor and oven. A utility room to the rear has additional storage, laundry space and a connecting door to a shower room and storage. There are three good sized bedrooms to the first floor with views to Frodsham Hill and surrounding countryside. The bathroom has luxury fittings and wall tiling.

Double glazed windows and doors are fitted and gas fired central heating is installed. There is a wide block paved driveway to the front with EV charging point. The enclosed, private rear garden enjoys a sunny aspect and includes a stone paved patio, lawn and a large garden shed.



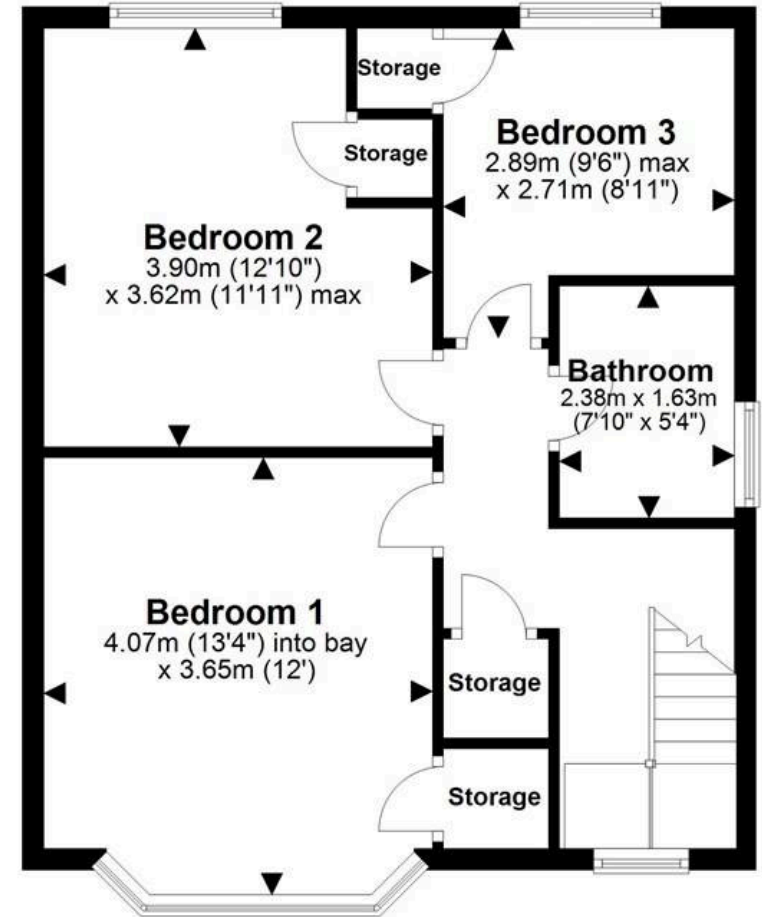
Ground Floor

Approx. 68.7 sq. metres (739.5 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.6 sq. feet)



Total area: approx. 118.7 sq. metres (1278.1 sq. feet)



THE AREA'S LEADING ESTATE AGENCY