



4 Hill View Mews, Frodsham

Frodsham

£360,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



4 Hill View Mews

Frodsham

A stylish end townhouse in a private central Frodsham position, offering spacious, flexible accommodation with a private roof terrace and views to Frodsham Hill and surrounding woodland area.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Stylish Townhouse in Great Location
- Central Frodsham Position yet Almost Hidden from View
- Spacious and Flexible Accommodation
- Arranged Over Four Levels
- Private Roof Terrace with Open Views
- Covered Undercroft Parking



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Frodsham

A stylish end townhouse in a private central Frodsham position, offering spacious, flexible accommodation with a private roof terrace and views to Frodsham Hill and surrounding woodland area.

The house is in a secluded position, just off Main Street, in the centre of Frodsham. It was built in 2007 by reputable local builders, Charter Homes. The design offers plenty of space and flexibility with the layout arranged over four levels. It could be configured to suit a variety of buyers individual needs including families, couples and downsizers.

Externally, the house has an unassuming appearance that does little to display the size found within. The overall space extends to almost 1400 square feet offering a layout that caters to the dynamics and changing needs of modern living.

Covered parking for two vehicles allows convenient unloading in any weather. The hallway on the ground floor offers useful storage and a utility area. There is also an access door to a private courtyard to the rear. The first floor is the primary living space with a large open plan living/dining/kitchen. Double doors open to a Juliette balcony overlooking a wooded area to the front. The kitchen is fitted with quality cabinets in a contemporary finish with quartz worktops and built-in, high-quality Neff appliances.



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Frodsham

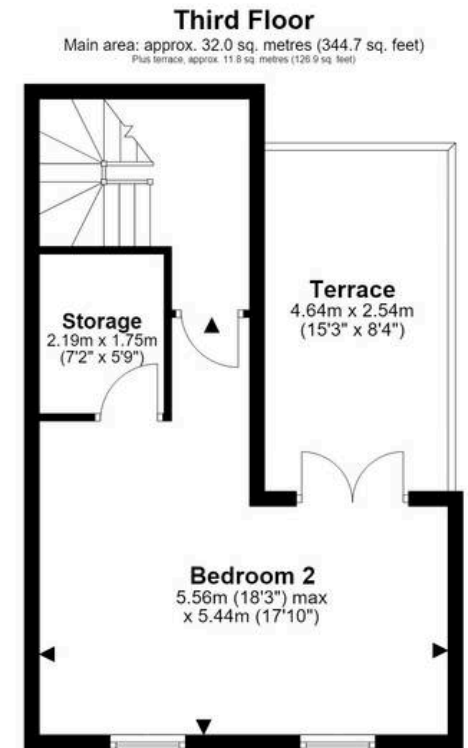
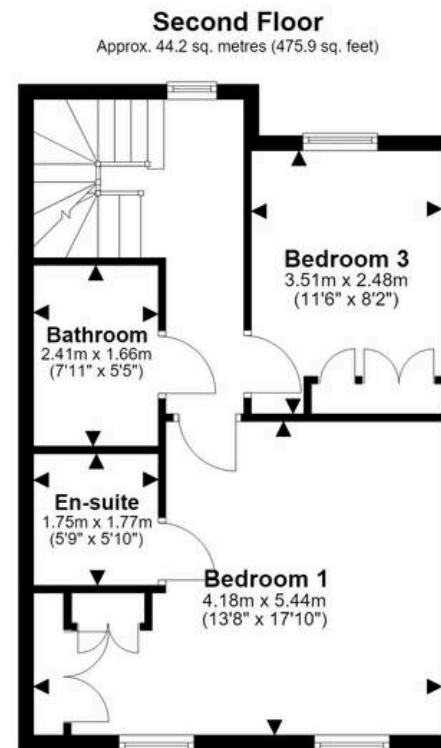
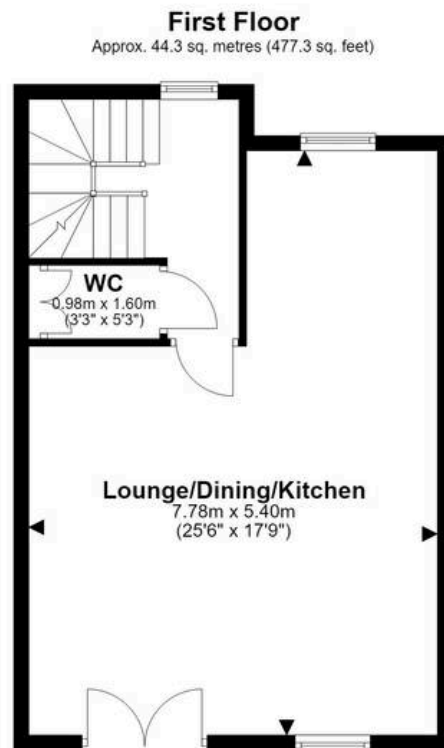
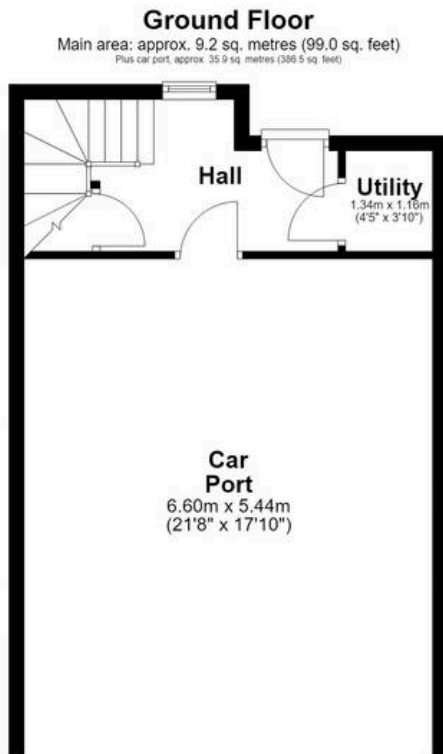
On the next floor lies a spacious main bedroom with fitted wardrobes and a luxuriously fitted en-suite shower room. A further double bedroom is currently in use as a study. On the top floor of the house is a hugely impressive room that can be used as another bedroom or, as it is now, a superb living room. It is a light and lofty space filled with natural light with windows to the front and double doors opening to a private roof terrace. There is access to a useful store/tank room.

The property has double glazed windows, and a pressurised gas fired heating/hot water system is installed.

LOCATION

Hill View Mews enjoys a secluded position, approached over a private road, off Main Street, in the very heart of Frodsham. There are shops and services close by, but their proximity does not lead to a loss of privacy or noise disturbance. An historic street market is held each Thursday and an artisan producers market held monthly. Frodsham has a number of vibrant cafés, bars and restaurants including Michelin Guide featured Restaurant Next Door. For open space, Victorian Castle Park with the restored mansion house and gardens is just a short walk away and Frodsham lies close to open countryside with The Sandstone Trail and Delamere Forest nearby. The road, rail and motorway networks allow access for the commuter to many parts of the North West.





Main area: Approx. 129.8 sq. metres (1397.0 sq. feet)
Plus car port, approx. 35.9 sq. metres (386.5 sq. feet)
Plus terrace, approx. 11.8 sq. metres (126.9 sq. feet)



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