



34 Penrith Close, Frodsham

Frodsham

£345,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



34 Penrith Close

Frodsham

Popular Lakes Estate detached family home, close to Manor House primary school and within walking distance of both open countryside, local amenities and the town centre.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Popular Lakes Estate Detached House
- End of Cul-De-Sac Position
- Elevated Plot and Views
- Accommodation Arranged Over Three Floors
- Spacious and Versatile Layout
- Open Plan Living/Dining Room



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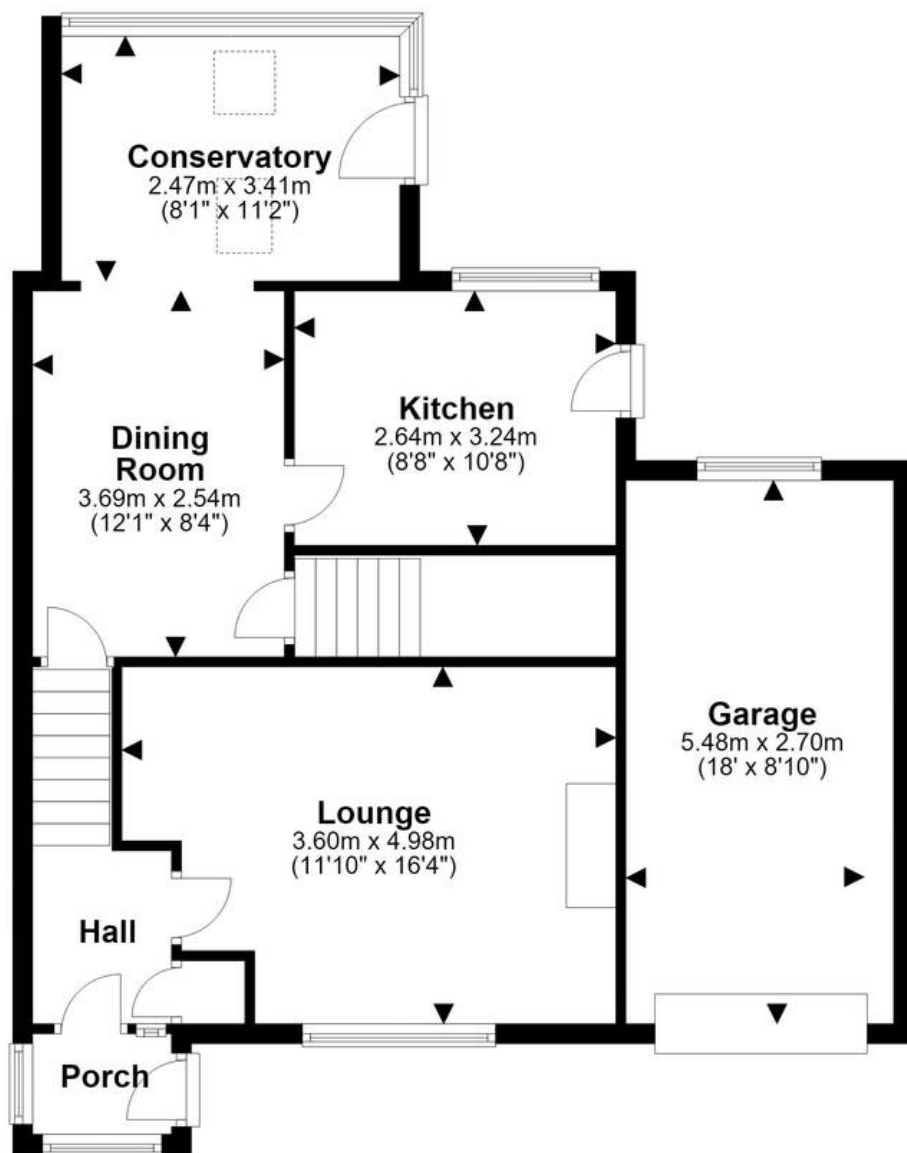
The property enjoys an elevated plot that creates privacy and offers views over Frodsham and beyond. The house has been enjoyed by the current owners for over 40 years and has been a much-loved family home. The accommodation is arranged over three floors creating a spacious and adaptable layout, ideal for modern day living.

The ground floor provides an entrance hallway and an attractive living room with a wide picture window to the front. Up a short flight of stairs is the middle floor with an extended footprint and a space that is very much the hub of the home. The open plan dining/living room has a part vaulted ceiling and lovely views onto the rear garden. The kitchen is fitted with a range of cabinets with space for appliances. The second floor has three good sized bedrooms and a shower room. There are double glazed windows and a gas fired central heating system is installed. There is an integral single garage and driveway parking plus front garden area. The well-established rear garden enjoys a good degree of privacy and includes a patio area and lawn.



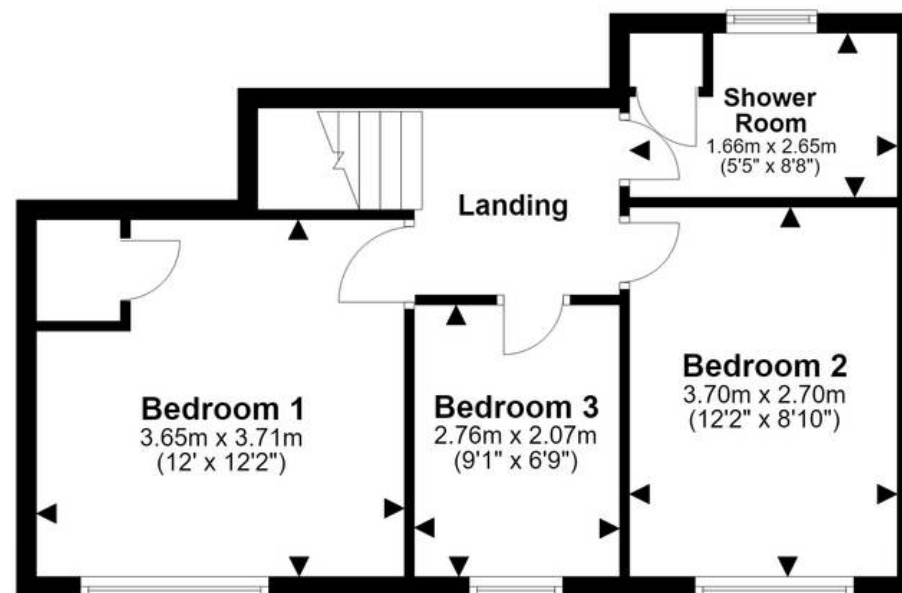
Ground Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 110.0 sq. metres (1183.8 sq. feet)



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