

PROSPECT HOUSE

37 Top Road, Kingsley

£525,000



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THE AREAS LEADING ESTATE AGENCY

Frodsham

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An individual detached family home standing in large gardens extending to approximately 0.24 acres within a sought after village location. The house offers spacious and superbly presented accommodation and a substantial detached garage and workshop.

GASCOIGNE HALMAN

- Detached Family Home in 0.24 acre plot
- Sought After Rural Village Location
- Spacious and Superbly Presented Accommodation

- Large Garage and Workshop
- Three Reception Rooms and Four Bedrooms
- EPC rating - Awaited

£525,000

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The property was built in 1937 and retains the look and feel of a traditional, solidly built home. Many high quality improvements have been completed over the years and the house now provides accommodation ideally suited to modern family living. The ground floor includes an entrance hallway, a lounge, sitting room, fitted kitchen, cloakroom, garden room and a large dining/family room. The first floor offers a main bedroom with en-suite shower room, three further bedrooms and a family bathroom. There are double glazed windows and doors fitted throughout and a gas fired central heating system is installed.

LOCATION

The property enjoys a prime position within this much sought after rural Cheshire village. There is a thriving village community offering peace and quiet yet with a good range of local facilities including a village store/Post Office, popular village schools, Churches, Doctors surgery and a village pub. Kingsley is surrounded by open countryside and Delamere Forest is close by. The road, rail and motorway networks allow access to many parts of the North West.

DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152, and follow into Red Lane/Vicarage Lane which becomes Kingsley Road. Follow past Lady Heyes Craft Centre and follow signs to Kingsley. Turn left into Hollow Lane and follow the road into Kingsley village. After passing the CO-OP village store, turn right into The Brow. Follow the road past The Red Bull pub and follow into Brookside. Follow Brookside into Top Road and the property will be seen on the left hand side.

TENURE

Freehold
SERVICES (NOT TESTED)
 Services have not been tested and you are advised to make your own enquiries and/or inspections.
LOCAL AUTHORITY
 Band E. Improvement Indicator Pending. Cheshire West and Chester.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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