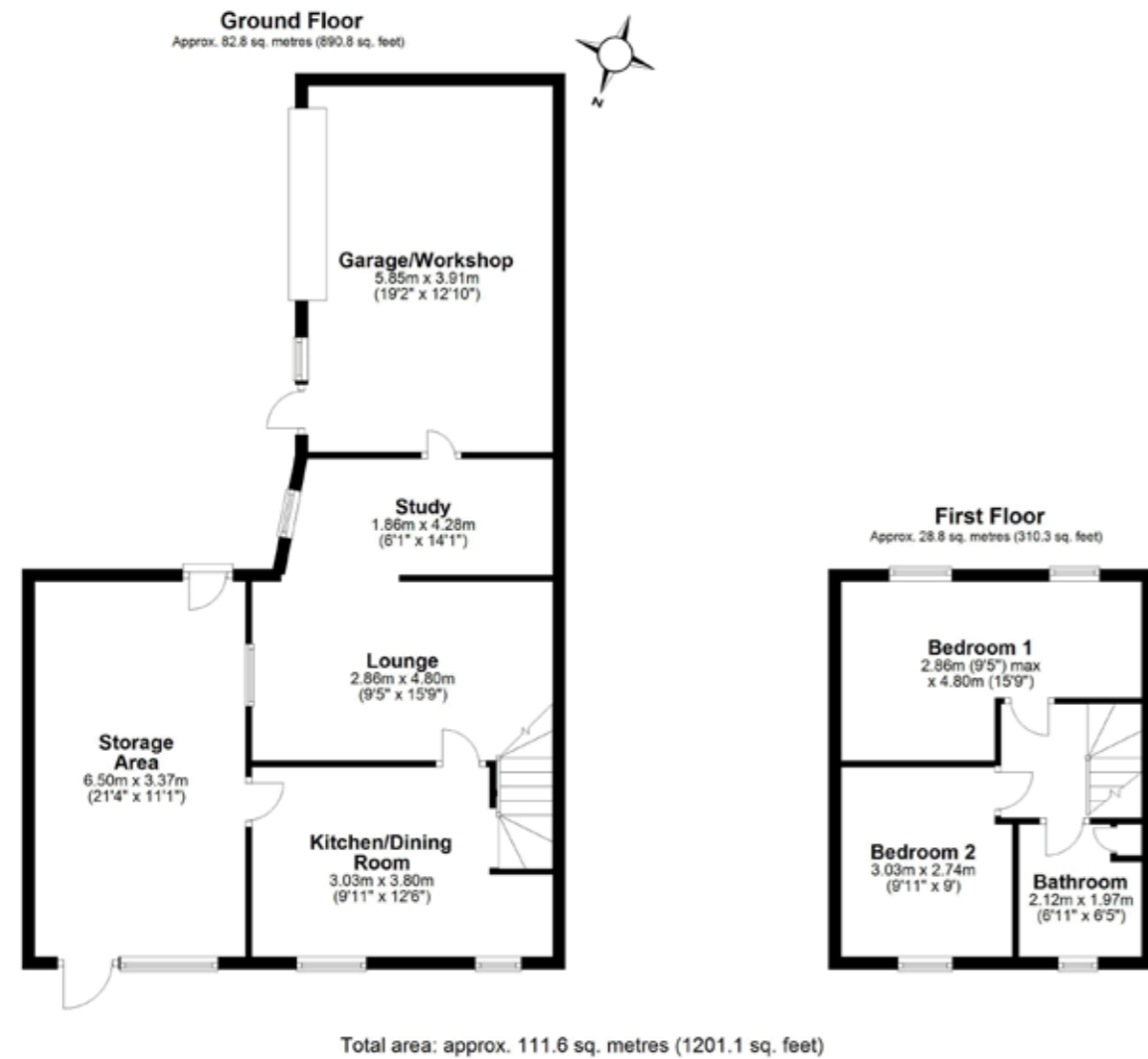


**124 SHIP STREET**

Frodsham

**£205,000**



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Frodsham

Pollard Buildings, 1b Church Street, FRODSHAM, SK23 0HP

01928 739777 frodsham@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**

A semi-detached house enjoying a corner position within a convenient residential position, close to the centre of Frodsham. The property offers spacious accommodation and has a large garage/workshop and carport.

- A Modern Semi-Detached House
- Large Attached Garage/Workshop
- Secluded Courtyard Garden

- Close to The Centre of Frodsham
- Two Double Bedrooms
- EPC Rating - Current D

**£205,000**

**124 SHIP STREET**

Frodsham



**DESCRIPTION**

The property is approached from the rear through a gated driveway entrance. There is additional parking available to the side of the house and an enclosed carport has been used to provide extra lock down leisure space. The house itself is planned for open plan living on the ground floor. There is a spacious kitchen/dining room with fitted modern units and a good sized lounge a log burning stove and an archway opening to the adjoining dining area. The first floor has two double bedrooms - the larger bedroom can be divided if required to create a small third bedroom. The bathroom has a modern white suite and tiled walls.

The house has double glazed windows and a gas fired central heating system is installed. The house has a private, walled patio garden to the front which is a real afternoon sun trap. There is a brick built barbecue area/pizza oven and raised flower beds. A large garage/workshop is to the rear.

**LOCATION**

The property is within a well established area of Frodsham and is within walking distance of the town centre where there is a good range of facilities including shops, cafes and bars. There are schools for all ages in the area and excellent recreational facilities. The road, rail and motorway networks allow access to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

**DIRECTIONS**

From the centre of Frodsham, proceed up High Street, A56. Turn first left into Ship Street. Follow the road and the house will be seen on the right hand side.

**TENURE**

The property is freehold.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Band B. Cheshire West and Chester.

**VIEWING**

Viewing is by appointment with the selling agents - 01928 739777

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**