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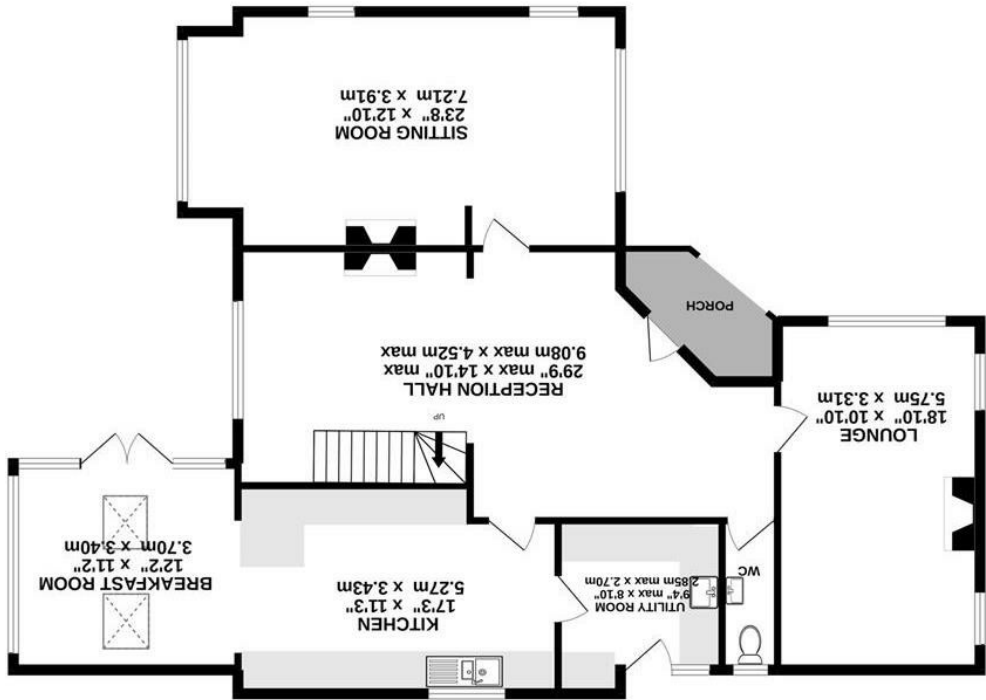
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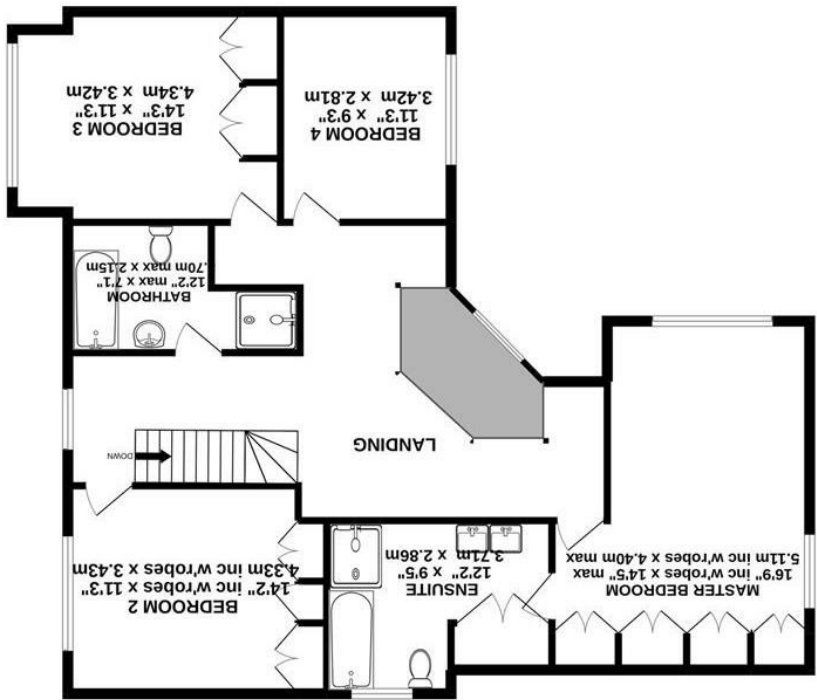
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 2364 sq.ft (219.6 sq.m.) approx.



GROUND FLOOR  
1262 sq.ft. (117.2 sq.m.) approx.



1ST FLOOR  
1102 sq.ft. (102.4 sq.m.) approx.



PRICE GUIDE £695,000



4 ASHLANDS

FRODSHAM  
WA6 6RG

4 2 4 C

COUNCIL TAX BAND: G





**DESCRIPTION**

Ashlands is a mature residential cul-de-sac development, occupying a favourable position situated at the foot of Frodsham Hill, and within walking distance of Frodsham town centre.

The property, which was built at the turn of the last century is located at the entrance of the development, and sits in an attractive and generous split-level plot offering beautifully landscaped and private gardens, ample off-road parking and a detached brick built garage.

The house has been extended, and is presented in excellent condition throughout.

On the ground floor level there are three reception rooms, one of which is open to the kitchen, all accessed off of a magnificent central galleried reception hallway, which was initially designed as a dining hall, and is currently utilised as an occasional lounge area enjoying splendid views over the gardens via full height windows. The property has recently undergone significant improvement, including a recently fitted and stylish kitchen open to an extended family/breakfast room, and a large scheme of garden landscaping that was only completed in 2021.

On the first floor level there are four good size bedrooms and two bathrooms one of which is en-suite.

**Reception Hall**

A magnificent reception hallway, with a gallery landing above, and attractive beech flooring throughout, with a solid maple turning flight staircase leading to the first floor, and large picture window overlooking the front. Fireplace with a slate hearth housing a cast-iron wood burning stove.

**Living Room**

A large formal reception room with windows to three sides and a central fireplace with a slate hearth housing a living flame gas fire.

**Sitting Room**

With windows to side and rear elevations, exposed beach flooring and a central contemporary style stone fireplace housing a living flame gas fire.

**Downstairs WC**

Finished in attractive grey stone tiling and fitted with contemporary sanitary ware comprising low-level WC and a wall and wash basin. Window to side.

**Kitchen Breakfast Room**

Fitted with a stylish range of modern shaker style cabinets surmounted with contrasting white quartz worktops incorporating a peninsula Island and a six ring electric induction hob with a concealed extractor fan above. Integrated appliances include a double electric oven, dishwasher wine cooler full height fridge and separate freezer. Opening to:

**Breakfast Room**

A charming reception space open to the kitchen, with high vaulted ceilings incorporating skylight windows, a glazed gable wall, and French doors leading out to the rear garden. Attractive light oak 'Amtico' vinyl flooring which continues into the kitchen and utility room.

**Utility Room**

Fitted with cabinets and worktops matching to the kitchen, incorporating an undermount sink with a mixer tap. Space and plumbing for an integrated washing machine. Window and entrance door to side.

**Gallery Landing**

An impressive central landing with a large picture window overlooking the front, window to rear, attractive beech flooring and a gallery overlooking the reception hall.

**Bedroom One**

A large master bedroom with windows to rear and side elevations, fitted with an extensive range of wardrobes to one wall. Door to:

**En-Suite Bathroom.**

A large en-suite bathroom fitted with a white suite, comprising of a panel bath, low level WC and twin wall hung wash basins with vanity drawers below. Fully tiled shower enclosure with a thermostatic mixer shower. Window to side, part tiled walls tiled floor and built-in storage with double doors.

**Bedroom Two**

A good size double bedroom with a window to front and range of built-in wardrobes to one wall.

**Bedroom Three**

Double bedroom with a window to front and range of built-in wardrobes to one wall.

**Bedroom Four**

Double size bedroom with window to rear.

**Bathroom**

Fitted with a matching white suite comprising panel bath with mixer tap and handheld shower attachment, pedestal wash basin and low-level WC. Fully tiled shower enclosure with thermostatic mixer shower and window to front.

**Externally**

The majority of the gardens are accessed from the kitchen and have been beautifully landscaped with a large area of stone flagged patio at the rear of the house with steps leading down to a large expanse of flat lawn garden, enclosed to all sides by mature planting, hedges and panel fencing. There is a generous raised deck area to the rear boundary with integrated lighting and seating area incorporating a pergola and barbecue area. To the front of the house is a very private gated and walled courtyard, and a tarmac driveway providing tandem parking leading to the brick built garage.