



The Cottage Ashton Road, Norley
Frodsham

£350,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



The Cottage Ashton Road

Norley, Frodsham

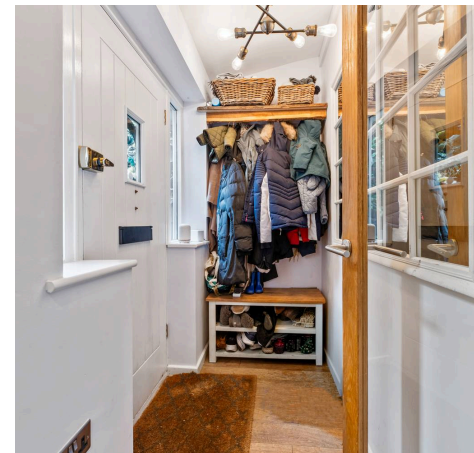
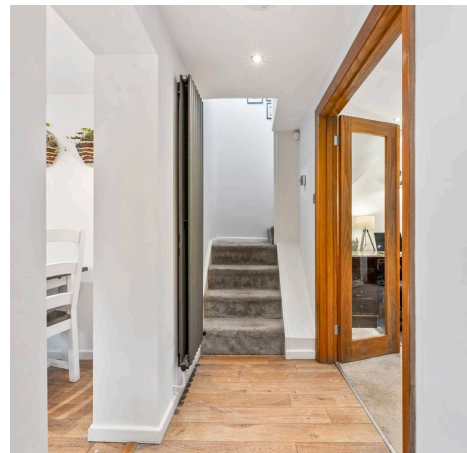
Close to Delamere Forest, this substantially improved and enhanced character cottage offers spacious, stylish modern accommodation and a secluded garden
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Character Cottage Adjacent to Delamare Forest
- Much Improved and Refurbished Interior
- Secluded Rear Garden
- Open Plan Kitchen/Diner
- Two Bedrooms
- Air Conditioning Installed to The Living Room
- Concealed Drop Down Home Cinema Screen Installed



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The property has been carefully and impressively improved with care taken to retain character whilst creating a home offering a stylish modern interior.

The house is set back and well screened from the road with driveway parking. Internally, the property begins with an entrance porch opening to the inner hallway. Glazed, oak double doors open to the living room that has a log burning stove. There is also a concealed drop down media screen and air conditioning is installed. The open plan kitchen/dining room is fitted with modern cabinets and built in appliances and benefits from double doors opening to the rear garden. There is a separate utility area and a cloakroom/WC.

To the first floor are two double bedrooms and a smart, modern bathroom. Double glazed windows are fitted and gas fired central heating is installed. There is driveway parking to the front with EV charger installed. The enclosed, private rear garden includes an area of lawn and timber decking.

LOCATION

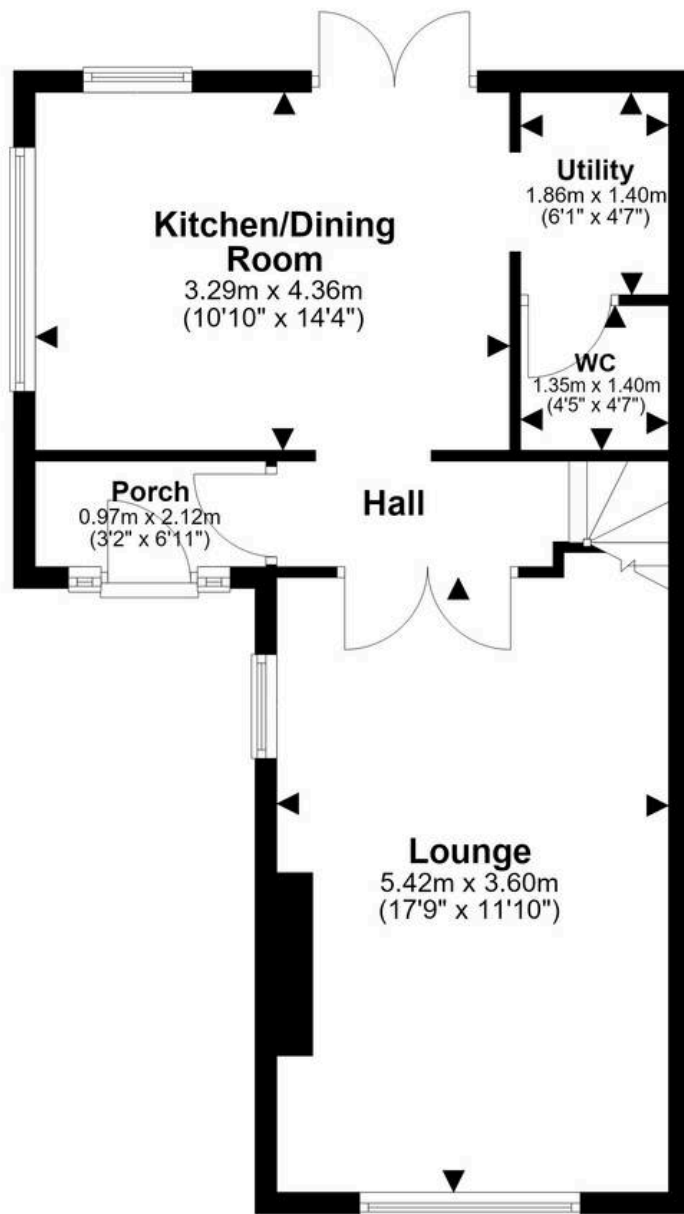
Norley is a delightful village set amidst open Cheshire countryside and adjacent to Delamere Forest. This is a wonderful place for families to walk, cycle, horse ride and picnic and an absolute haven for birds and wildlife.

Delamere railway station is within walking distance and runs on the Chester - Manchester line. The location is ideally placed for access to many parts of the North West with Chester being approximately 14 miles away, Liverpool 24 miles and Manchester 28 miles.



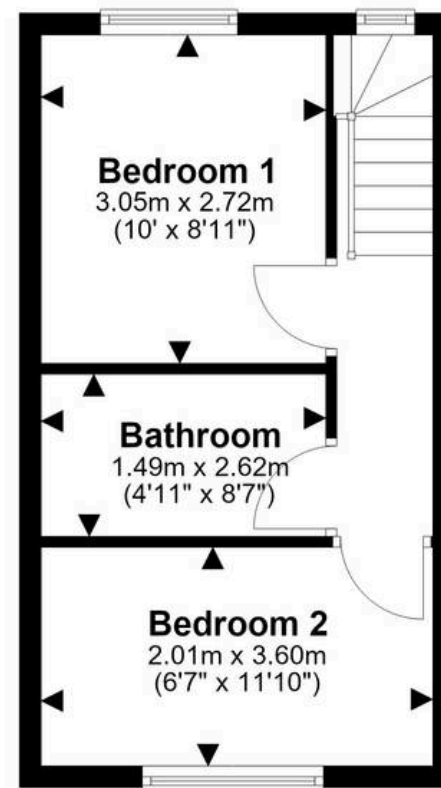
Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



First Floor

Approx. 24.6 sq. metres (264.6 sq. feet)



Total area: approx. 70.4 sq. metres (757.8 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.



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