



Robin Hood Lane, Helsby Frodsham WA6 0DS

welcome to

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Swetenhams is delighted to showcase this semi detached home which is traditionally presented and situated in an established residential position. The property is convenient for shopping facilities and will make a great family home. Most notable is the situation, with Lawn Garden to front and rear.

The accommodation comprises:-

Hall, lounge, dining room, kitchen, first floor landing three bedrooms and modern wet room. Externally there is a front lawn garden with chipping area driveway to garage. We believe that the garage is of asbestos construction.

Rear Garden, mostly laid to lawn. (Note Substation in proximity)

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Hall

Lounge

11' 3" x 12' 3" (3.43m x 3.73m)

Dining Room

12' 4" x 11' 7" (3.76m x 3.53m)

Kitchen

13' 8" x 6' 10" (4.17m x 2.08m)

Bedroom One

12' 4" x 12' 7" (3.76m x 3.84m)

Bedroom Two

10' 8" x 12' 5" (3.25m x 3.78m)

Bedroom Three

6' 9" x 7' 2" (2.06m x 2.18m)

Wet Room

Externally



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welcome to

Robin Hood Lane, Helsby Frodsham

- Semi detached home
- Three bedroom accommodation
- Fine residential position
- Attractive traditional appearance
- To separate reception rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over
£225,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
FRM109438 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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