



8

Frodsham | | WA6 0DB

Offers In Excess Of £190,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



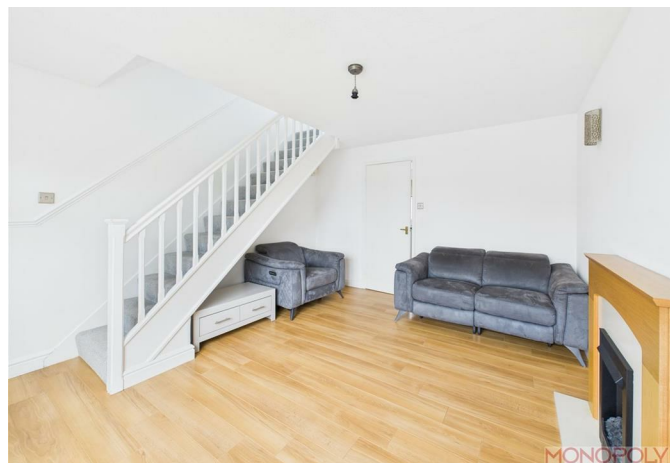


# 8

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Situated on Hemlegh Vale, Helsby, Frodsham, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a modern low maintenance home. The interior of the house is designed to offer both functionality and warmth, making it a perfect retreat after a long day. The ground floor offers a living room and kitchen/diner, to the first floor are two bedrooms and a bathroom. To the rear is a recently landscaped enclosed garden. One of the standout features of this property is the provision for parking, accommodating up to two vehicles. This is a significant advantage in today's busy world, providing peace of mind and convenience for homeowners. The property is well-connected to local amenities, schools, and transport links, making it an ideal spot for those who appreciate both comfort and convenience. In summary, this end-terrace house in Hemlegh Vale is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. With its two bedrooms, practical bathroom, and parking for two vehicles, it is a property that promises to meet the needs of modern living. Do not miss the chance to make this charming house your new home.

- A WELL PRESENTED TWO BEDROOM END OF TERRACE
- LIVING ROOM WITH ELECTRIC FIRE
- KITCHEN/DINER
- MODERN BATHROOM
- ATTRACTIVE ENCLOSED REAR GARDEN
- TWO OFF ROAD PARKING SPACES
- POPULAR & CONVENIENT LOCATION
- NO CHAIN!



### Lounge

Upvc entrance door, laminate flooring, stairs to first floor, door to kitchen, laminate flooring, electric fire with complementary surround.

### Kitchen/Diner

Modern fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, single oven, electric hob, extractor, space for fridge freezer, integral washing machine, laminate flooring, window and external door to rear.

### First Floor Landing

Carpet, window to side, doors to bedrooms and bathroom.

### Bedroom One

Carpet, window to front, built in wardrobe, storage cupboard with water tank.

### Bedroom Two

Carpet, window to rear.

### Bathroom

Panel bath with shower over, wc, hand wash basin set in vanity, window to rear, tiled walls, laminate flooring, contemporary radiator.

### Outside

Enclosed recently landscaped rear garden with paving adjacent house, gate to side, step up to lawn with path to rear, patio enclosed with fencing.

Two parking spaces on tarmac drive on on side of the property.

Front garden path to door, lawn to side.

### IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections. \*

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer

is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only. MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

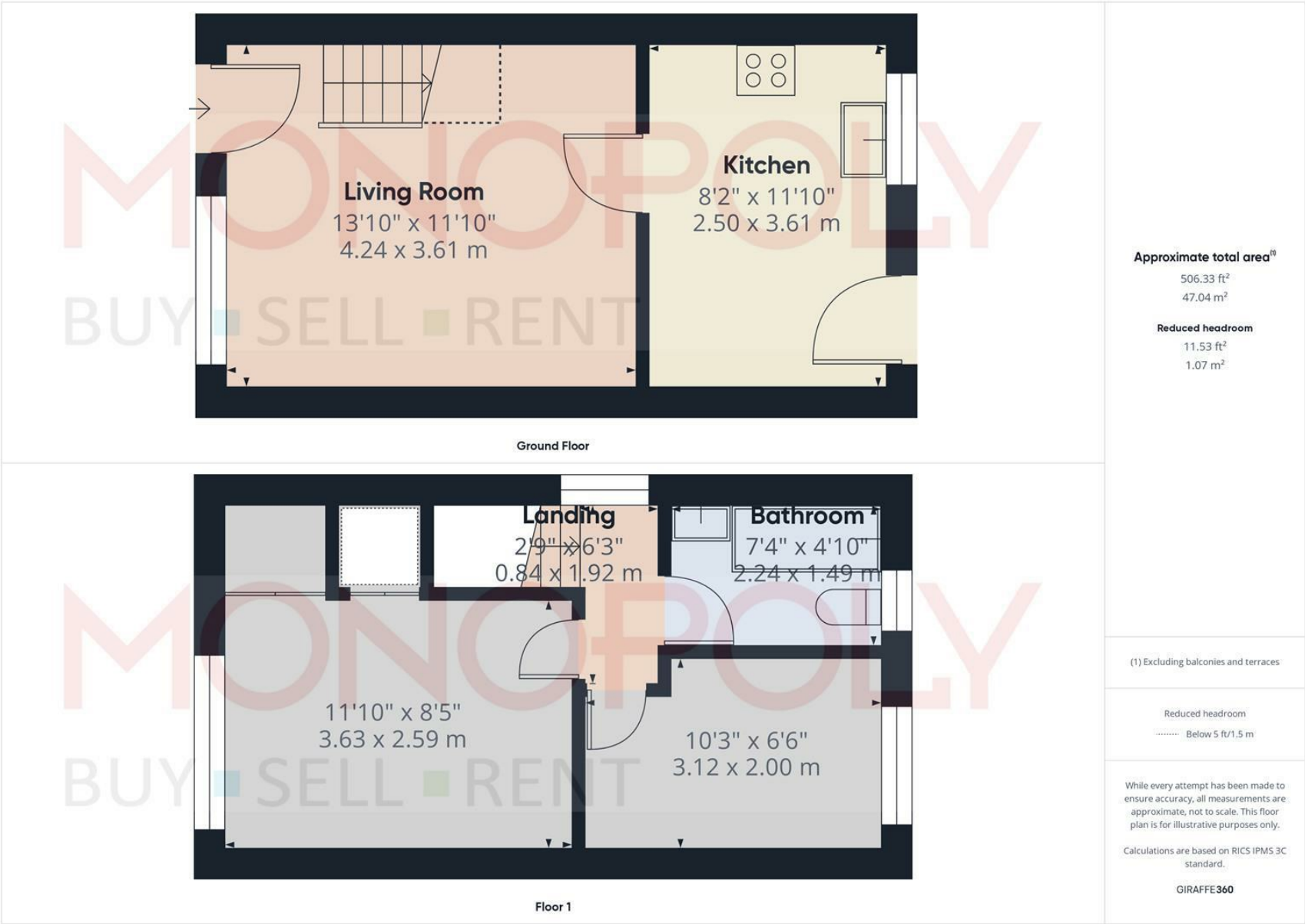
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







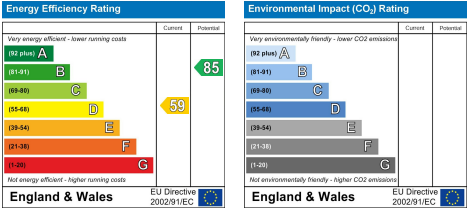


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