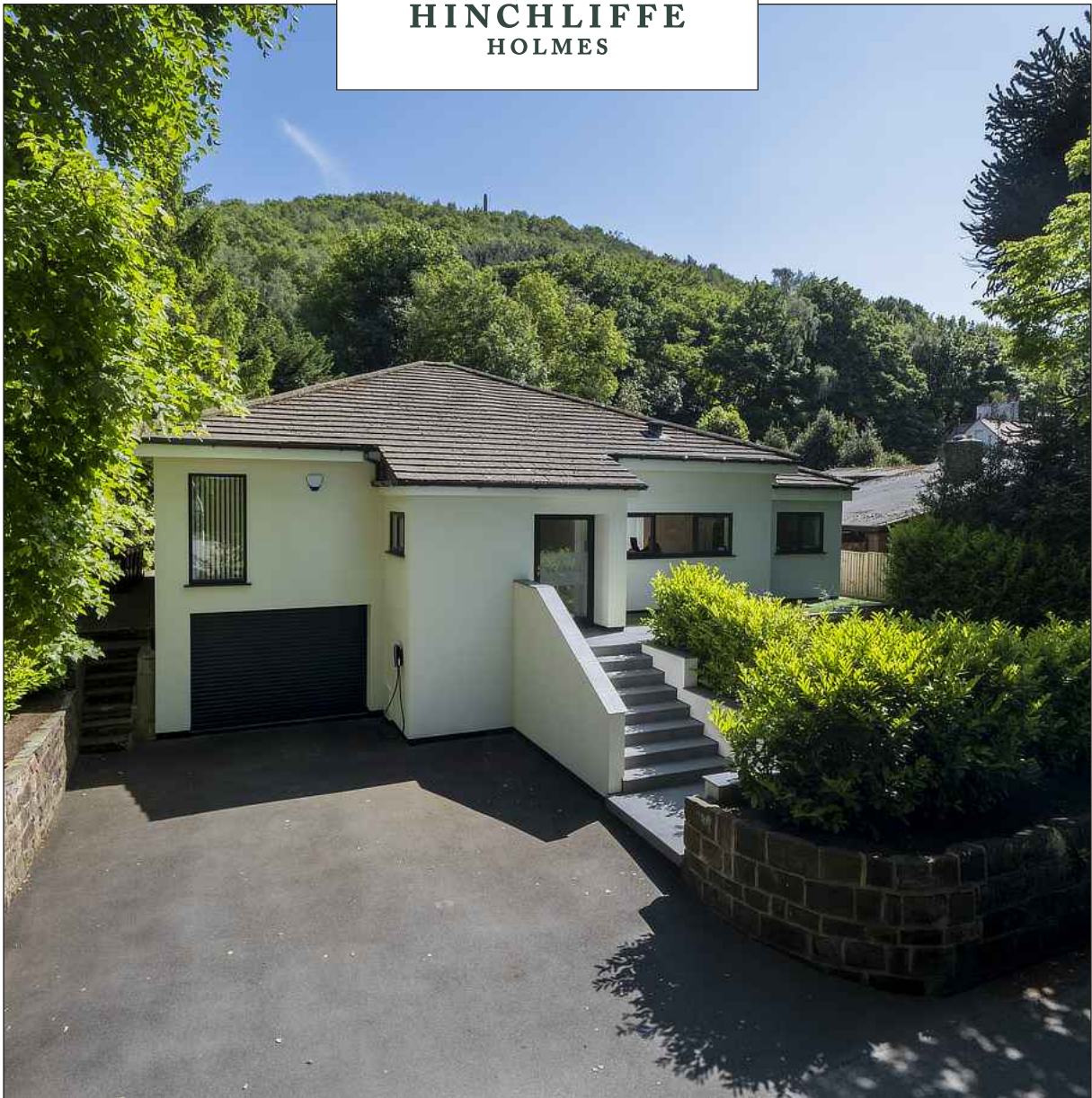


SKYFALL

39 Howey Lane | Frodsham | WA6 6DD



HINCHLIFFE
HOLMES



Situated in a most sought-after quiet location, an outstanding fully renovated and individually designed contemporary detached family home with high specifications and superb open plan accommodation throughout. South-facing private landscaped gardens, excellent outside entertainment space, driveway providing off-road parking for several vehicles and integral tandem garage.



SKYFALL

Situated in a most sought-after quiet location, an outstanding fully renovated and individually designed contemporary detached family home with high specifications and superb open plan accommodation throughout. South-facing private landscaped gardens, excellent outside entertainment space, driveway providing off-road parking for several vehicles and integral tandem garage.

Frodsham has a wide Main Street where a historic market is held each Thursday. There are a wide range of shops available in the town together with a Morrisons supermarket and a number of bars, restaurants, coffee shops, a post office, doctors and dentist surgeries. In terms of educational there is Helsby High School and Overton Primary School.

Entrance Hall
Lounge
Living Dining Kitchen
Utility Room
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

Helsby has a Tesco's supermarket, many other day to day amenities and a railway station.

Leisure attractions include several golf courses at Frodsham, Helsby and Delamere. Walks in Delamere Forest, Castle Park Manley and the property is adjacent to National Trust woodland, Helsby hill and the Sandstone Trail.

There is easy access to Chester, Manchester, Liverpool and North Wales via extensive road network system including the M62 and M53 motorways and travel to London via the nearby Runcorn station is less than two hours away whilst there is also a railway station in Frodsham itself and Helsby.

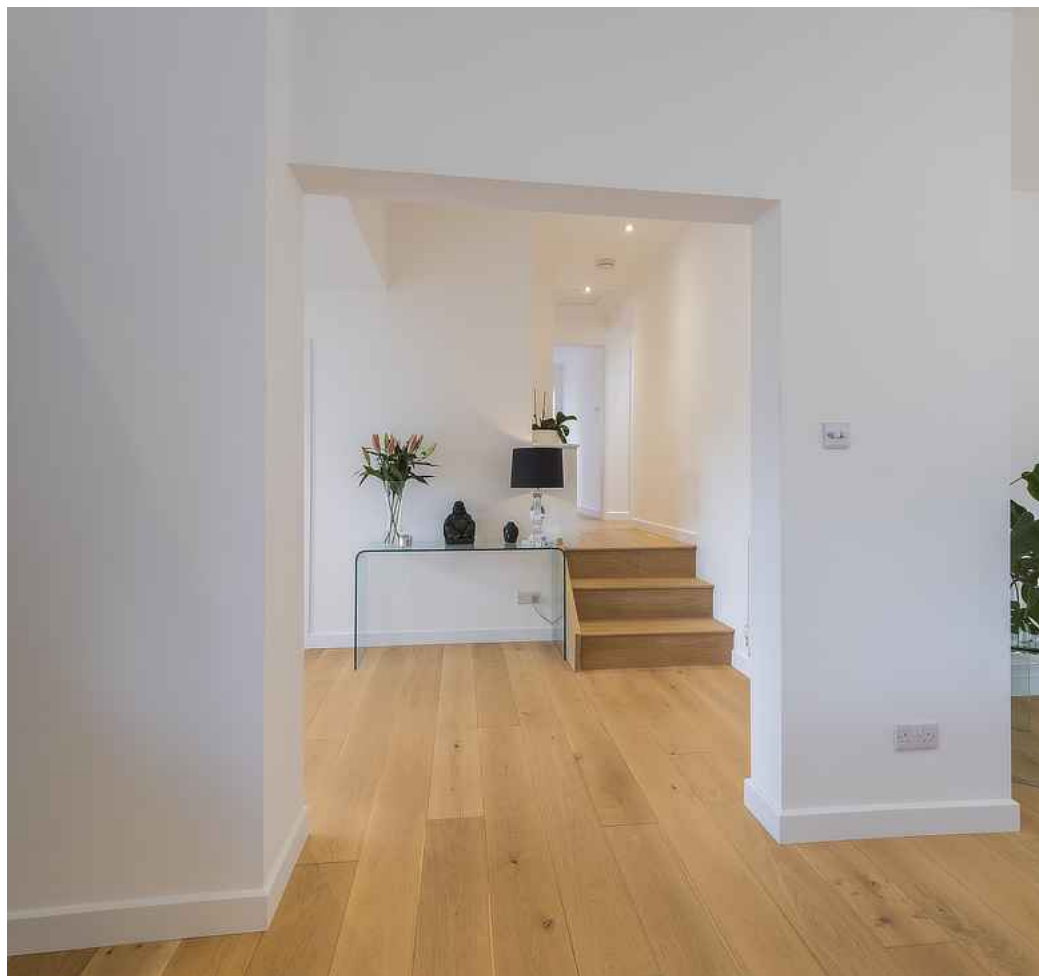
Garage
Parking
Gardens













































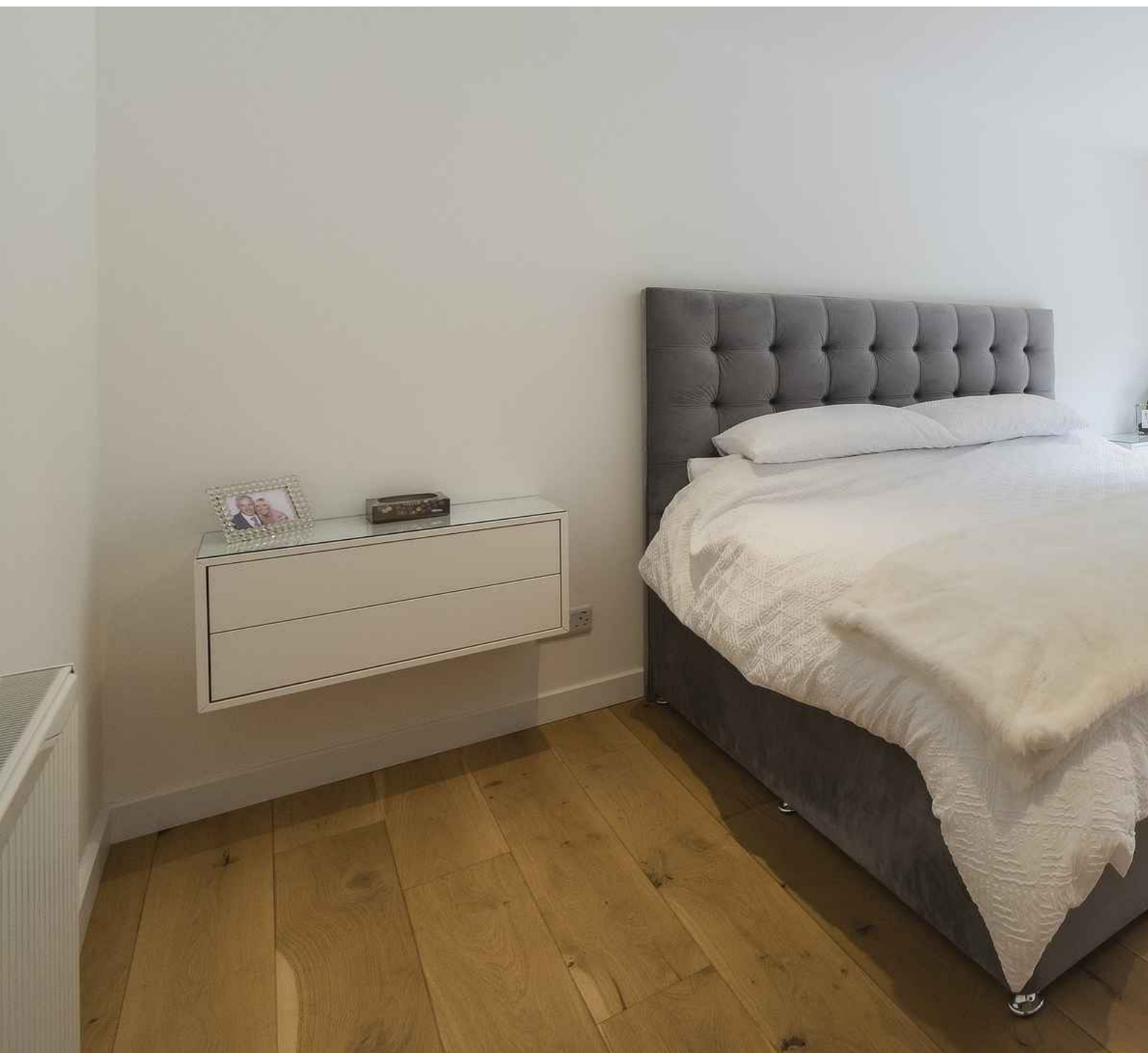












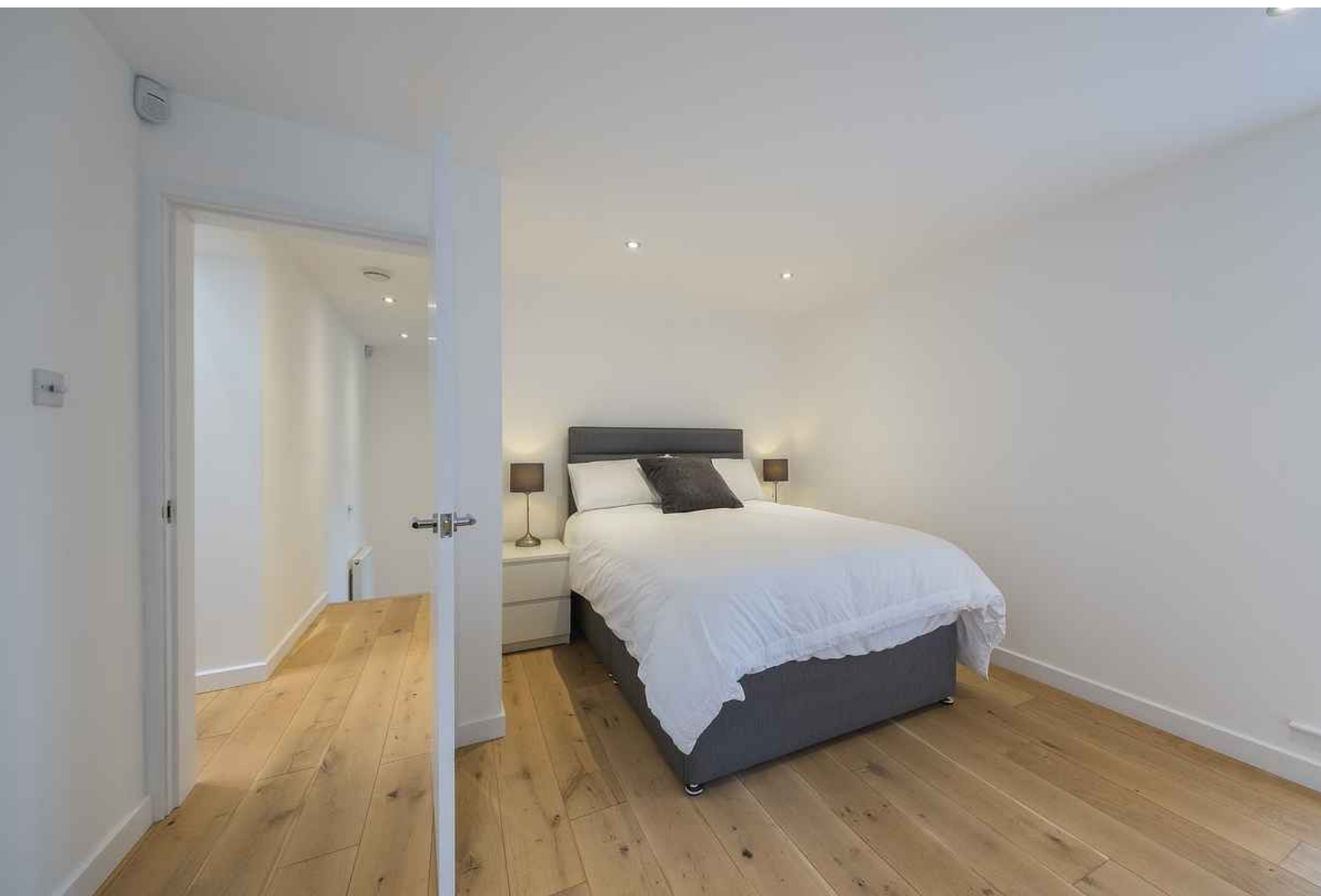




































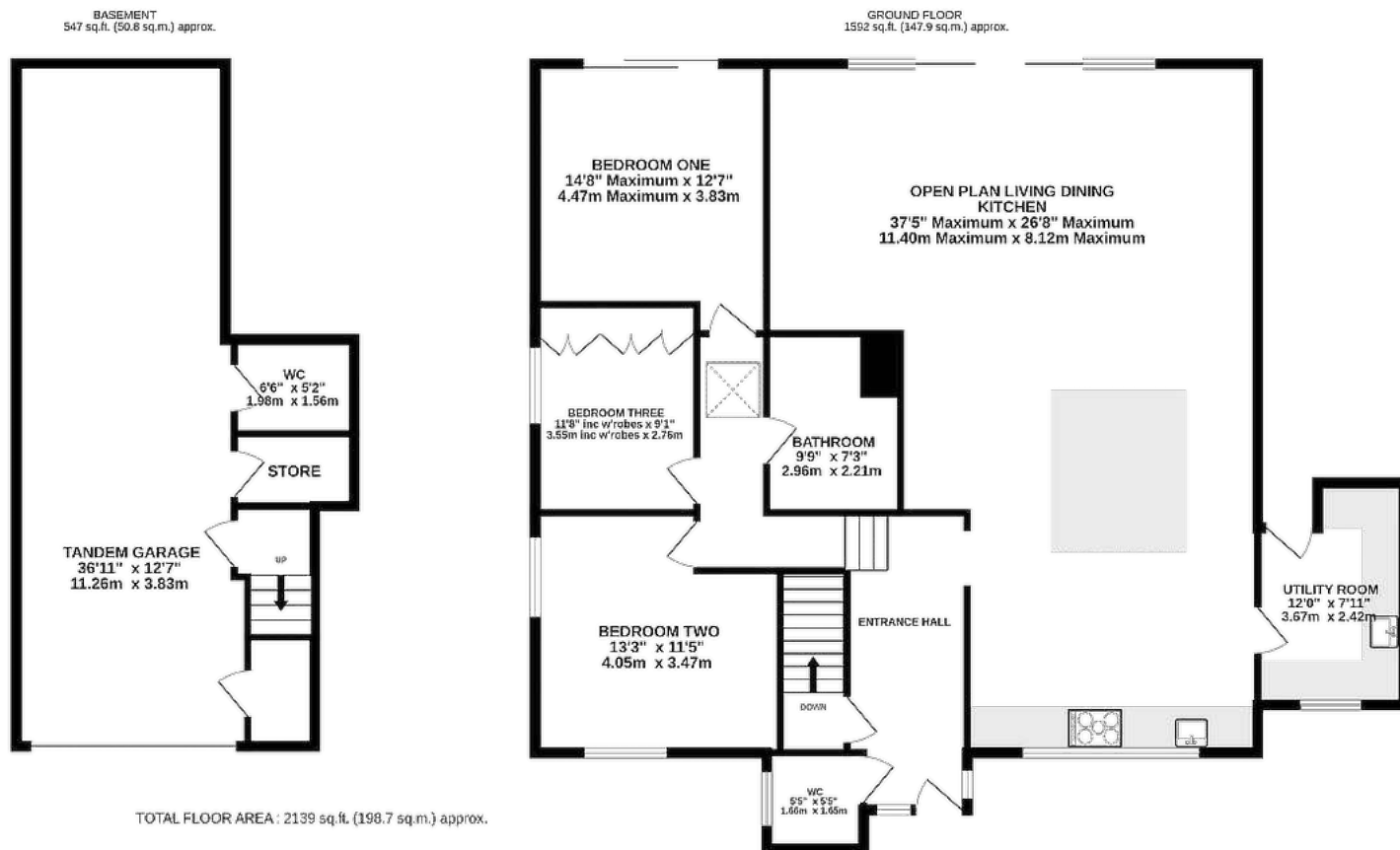












TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION

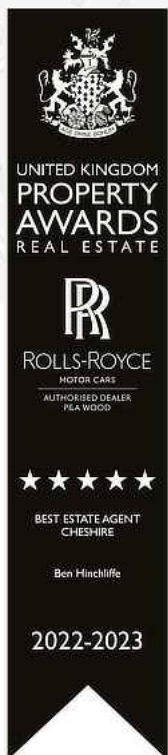
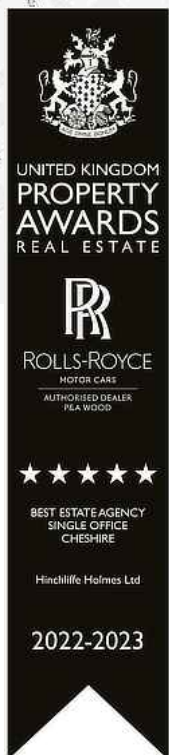
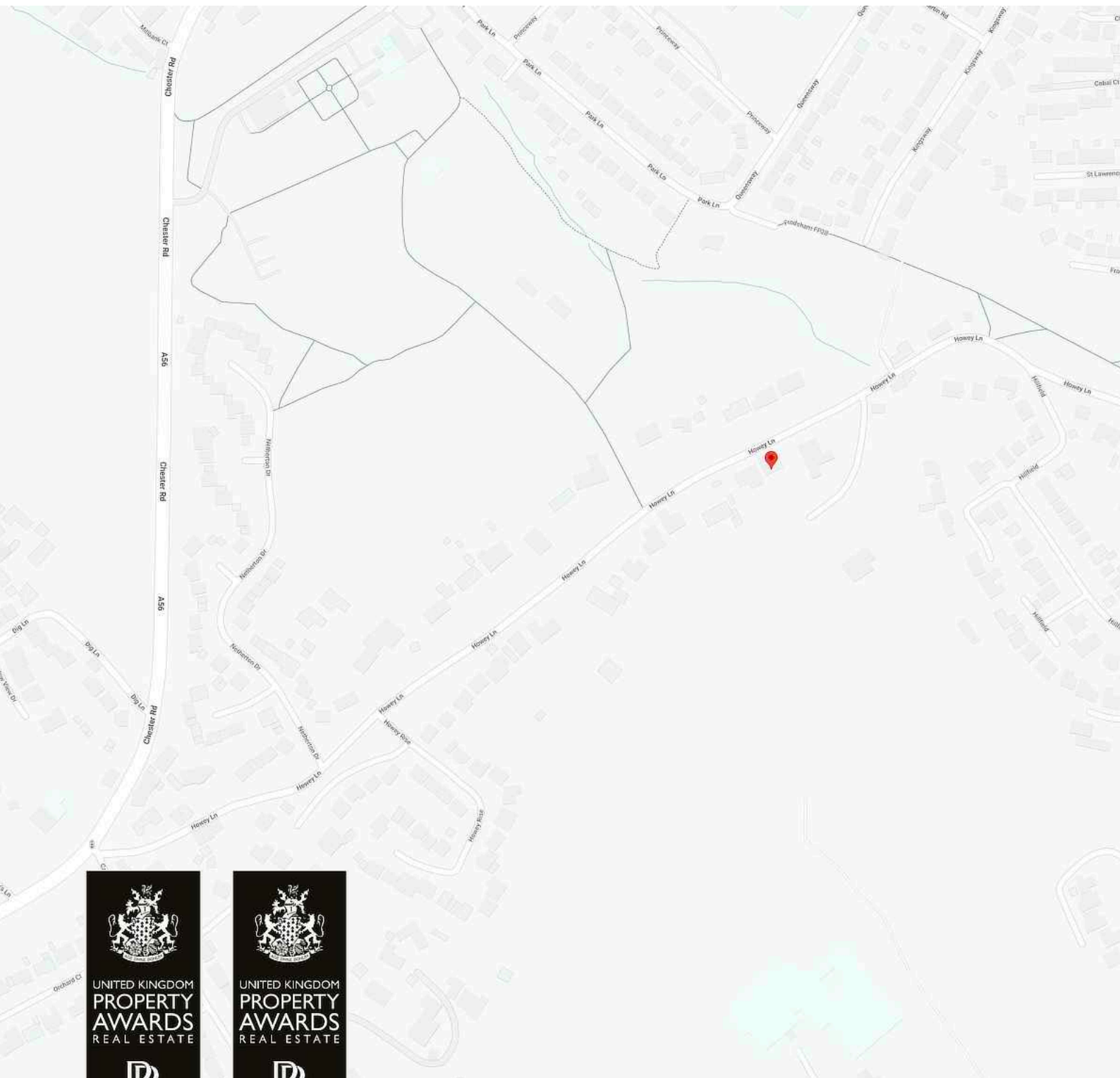
Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes 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 Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk