

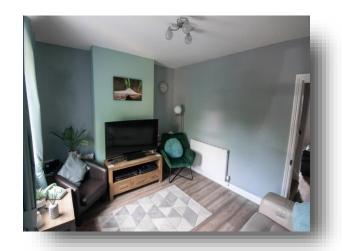
**Robin Hood Lane, Helsby WA6 9NF** 



# Welcome to

# **Robin Hood Lane, Helsby**

Swetenhams are delighted to bring to the market beautifully appointed and characterful mid terrace house.

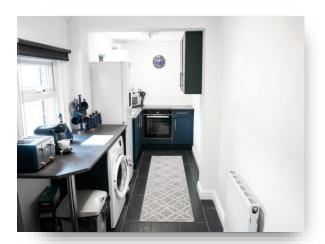












## Lounge

12' x 10' (3.66m x 3.05m) Radiator window to front, laminate floor.

## **Sitting Room**

12' x 12' 2" ( 3.66m x 3.71m ) Radiator, laminate floor, under stairs cupboard, window to rear

#### **Kitchen**

16' 8" x 6' (5.08m x 1.83m)

Fitted range of wall and base units in attractive blue matt laminate finish, stainless steel sink unit insect to roll edge work surface, further in ceramic hob built-in electric oven, wall mounted gas boiler, tiling to splashback areas, ceramic flooring, radiator, two windows to side and stable type door to outside.

#### **First Floor**

Staircase leads from sitting room to 1st floor landing.

#### **Bedroom One**

 $10^{\circ}$  2" x  $12^{\circ}$  ( 3.10m x 3.66m ) Radiator, laminate flooring traditional fireplace style feature, window to front.

#### **Bedroom Two**

9' 3" x 8' 8" ( 2.82m x 2.64m ) Radiator, window to rear.

#### **Bathroom**

Presented with white suite comprising bath with curved screen, wall mounted shower, pedestal wash basin, low flush WC, laminate flooring chrome towel ladder.

#### Outside

Front forecourt, yard to rear





## Welcome to

# **Robin Hood Lane, Helsby**

- Mid Terrace House
- Much charm and character
- Council tax band B
- Two reception rooms
- Front forecourt yard to rear.

Tenure: Freehold EPC Rating: D

£200,000









Please note the marker reflects the postcode not the actual property

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Property Ref: FRM108886 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) and boundaries of the property and other important matters before exchange of contracts.

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