



**Howey Lane, Frodsham WA6 6DD**

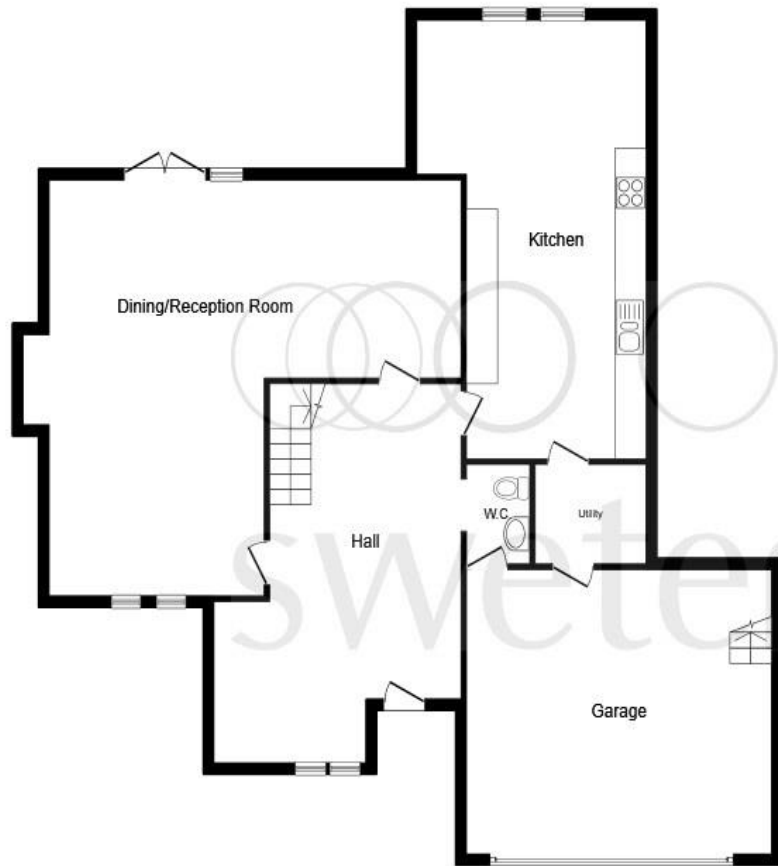


## **Welcome to**

### **Howey Lane, Frodsham**

Swetenhams is delighted to showcase this amazing opportunity to create that elusive forever family home. The property is situated on what must be one of the most sought-after residential addresses in the district. It could be easily enjoyed as is or developed to create an exceptional family home.





**Ground Floor**



**First Floor**

**Steps Lead From**

**Main Reception Hall**

15' to recess x 23' to front recess ( 4.57m to recess x 7.01m to front recess )

**Ground Floor Wc**

**Lounge**

24' 3" x 13' 8" ( 7.39m x 4.17m )

**Dining Room**

11' 9" x 11' 7" ( 3.58m x 3.53m )

**Kitchen/Breakfast Room**

25' 7" x 13' 4" to recess ( 7.80m x 4.06m to recess )

**Rear Porch**

**On The First Floor**

**Bedroom One**

13' 7" x 16' ( 4.14m x 4.88m )

**Ensuite Bathroom**

**Bedroom Two**

15' 6" to rear dormer x 13' 3" ( 4.72m to rear dormer x 4.04m )

**Ensuite Bathroom**

**Bedroom Three**

12' 10" to reduced headroom x 18' 6" ( 3.91m to reduced headroom x 5.64m )

**Ensuite Bathroom**

**Bedroom Four**

13' 8" to back of wardrobes x 7' 11" ( 4.17m to back of wardrobes x 2.41m )

**Outside**

**Garage**

7' 10" to piers x 18' 8" ( 2.39m to piers x 5.69m )

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.focalagent.com](http://www.focalagent.com)

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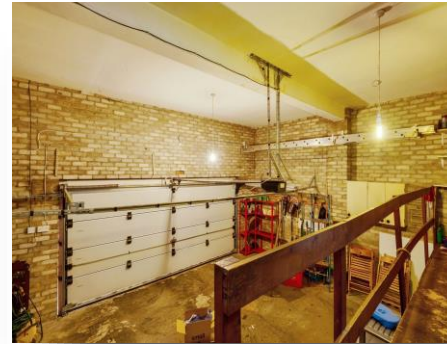
### Howey Lane, Frodsham

- Sizable family home
- Favoured residential area
- Four bedroom accommodation
- Three Reception Rooms
- Much potential

Tenure: Freehold EPC Rating: Awaited

offers over

# £800,000



Please note the marker reflects the postcode not the actual property

**view this property online** [swetenhams.co.uk/Property/FRM108917](https://swetenhams.co.uk/Property/FRM108917)



Property Ref:  
FRM108917 - 0002

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