

Dairy Bank, Elton CH2 4PF



# Welcome to

# **Dairy Bank, Elton**

Swetenhams are delighted to offer his charming midtown house which will make an ideal first home. It offers cozy accommodation which briefly comprises:-





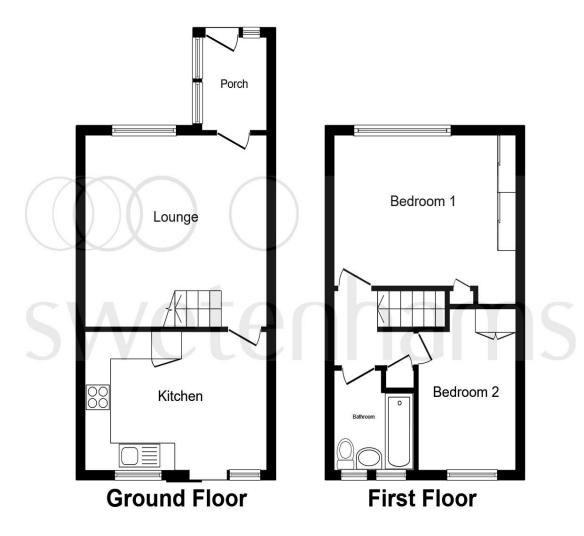












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

#### **Entrance**

## Lounge

13' 10" x 14' 3" ( 4.22m x 4.34m )

#### Kitchen

13' 10" x 14' 3" ( 4.22m x 4.34m )

#### **On The First Floor**

#### **Bedroom One**

14' 2" to back of built-in wardrobes  $\times$  11' 3" ( 4.32m to back of built-in wardrobes  $\times$  3.43m )

#### **Bedroom Two**

10' 2" x 7' 7" ( 3.10m x 2.31m )

#### **Bathroom**

Outside

## **Agent's Note**

### Welcome to

# **Dairy Bank, Elton**

- Pleasing mid-town house
- Two bedroom accommodation
- Fitted kitchen
- Central heating
- Garden to rear

Tenure: Freehold EPC Rating: C

offers over

£150,000









Please note the marker reflects the postcode not the actual property

# view this property online swetenhams.co.uk/Property/FRM109050



Property Ref: FRM109050 - 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) 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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



frodsham@swetenhams.co.uk



swetenhams

Froda House, 113 Main Street, FRODSHAM, Cheshire, WA6 7AB



swetenhams.co.uk

01928 732626

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