



Tilbey Drive Marsh Lane, Frodsham WA6 7BX

welcome to

Tilbey Drive Marsh Lane, Frodsham

Swetenhams is delighted to showcase this superbly appointed modern contemporary styled park home, situated in sought after location within extended walking distance of Frodsham's lifestyle amenities





Front Entrance

Lounge

10' x 19' 2" (3.05m x 5.84m)

Kitchen

9' 3" x 9' 3" (2.82m x 2.82m)

Bedroom One

11' 3" to back of built-in wardrobes x 9' 3" (3.43m to back of built-in wardrobes x 2.82m)

Bedroom Two

10' 4" to recess x 9' (3.15m to recess x 2.74m)

Bathroom

Outside

Agents Note

welcome to

Tilbey Drive Marsh Lane, Frodsham

- Prestige Park Home
- High standard of presentation
- Favoured residential location
- Two bedroom accommodation
- Less than eleven years old

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM108901



Property Ref:
FRM108901 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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.

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