



**Robin Hood Lane,Helsby Frodsham WA6 9NJ**



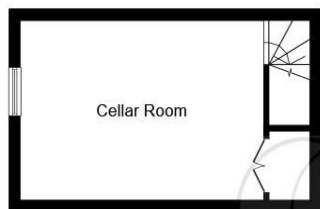
**welcome to**

**Robin Hood Lane, Helsby Frodsham**

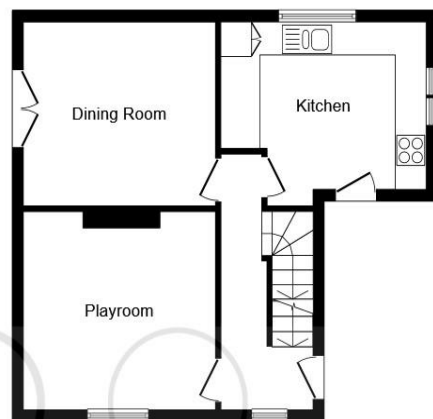
Rarely do period homes in this area come to the market and Swetenhams is delighted to showcase this superb example.

Being known as the 'Spite Houses', built in the late Victorian period, this detached home was then known to be the quarry manager's house.

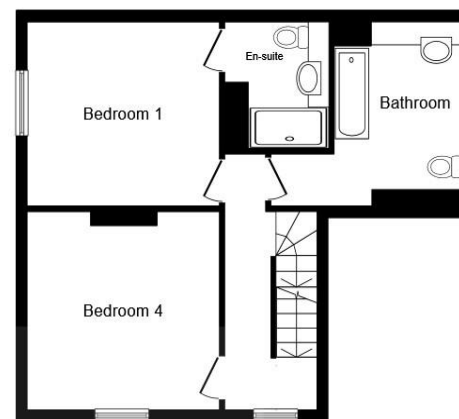




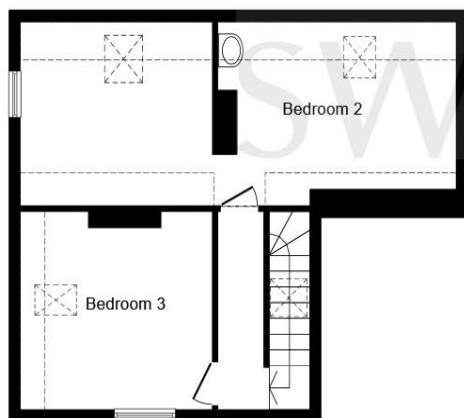
**Cellar**



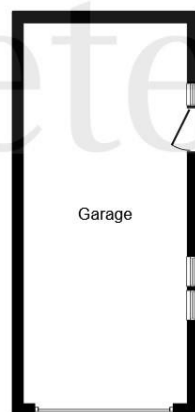
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

## Front Entrance Door

### Lounge

12' 4" x 11' 9" ( 3.76m x 3.58m )

### Dining Room

12' 3" x 11' ( 3.73m x 3.35m )

### Kitchen

10' x 13' ( 3.05m x 3.96m )

## On The First Floor

### Bedroom One

12' 4" x 11' ( 3.76m x 3.35m )

## En-Suite Shower Room

### Bedroom Two

12' 4" x 11' 8" to recess ( 3.76m x 3.56m to recess )

## Main Bathroom

## On The Second Floor

### Bedroom Three

12' 4" x 11' 10" ( 3.76m x 3.61m )

### Bedroom Four

28' x 10' 8" to reduced headroom ( 8.53m x 3.25m to reduced headroom )

## Cellar

10' 7" x 14' 7" ( 3.23m x 4.45m )

## Outside

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)

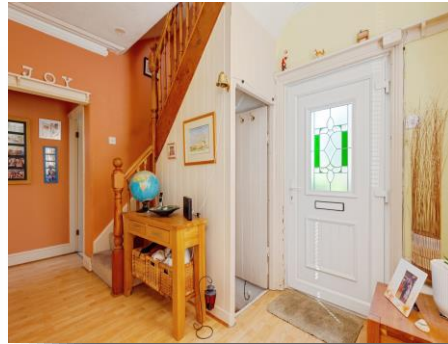
**welcome to**

## **Robin Hood Lane, Helsby Frodsham**

- Spacious character home
- Four/five bedroom accommodation
- Two reception rooms
- Much charm and period appeal
- Courtyard gardens

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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