



Robin Hood Lane, Helsby, Frodsham WA6 9NJ

Welcome to

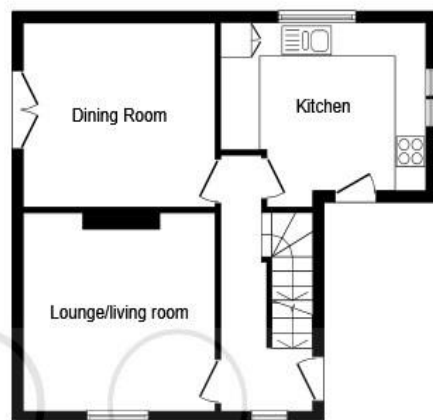
Robin Hood Lane, Helsby, Frodsham

For space, character and locality, this is a must see house. This superb example comprises:-Hall with access to cellar Lounge, Dining Room, Kitchen, Landing, two bedrooms,(one ensuite), Main Bathroom. Second floor landing, two further bedrooms one being 28 feet in length could even be subdivided.

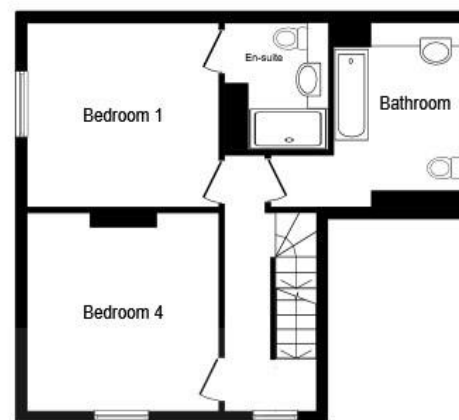




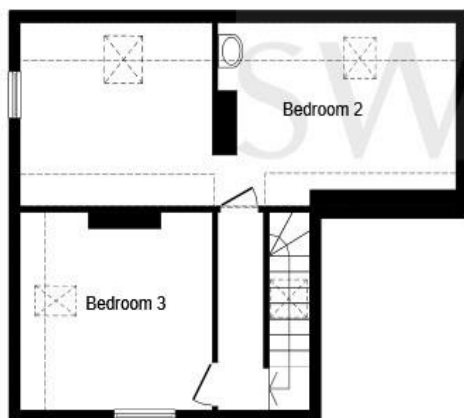
Cellar



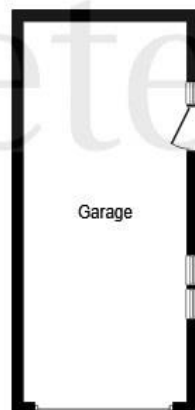
Ground Floor



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

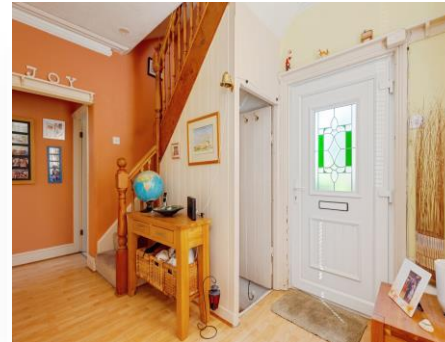
Welcome to

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: D
Council Tax Band: E

£425,000



Please note the marker reflects the
postcode not the actual property

check out more properties at [swetenhams.co.uk](https://www.swetenhams.co.uk)



Property Ref:
FRM109296 - 0006

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.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



swetenhams



01928 732626



frodsham@swetenhams.co.uk



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



[swetenhams.co.uk](https://www.swetenhams.co.uk)