



Kingsley Green, Frodsham WA6 6YA

welcome to

Kingsley Green, Frodsham

Swetenhams is delighted to showcase this superb end row home within this superbly maturing development of a former children's home which is itself situated within the rolling Cheshire countryside.





Front Entrance

Ground Floor Wc

Lounge/Dining Room

16' 7" x 16' (5.05m x 4.88m)

Kitchen

13' 11" x 9' 6" (4.24m x 2.90m)

On The First Floor

Master Bedroom

16' 8" x 11' 7" (5.08m x 3.53m)

Bedroom Two

12' 5" to back of wardrobes x 10' (3.78m to back of wardrobes x 3.05m)

Main Bathroom

Second Floor.

Attic Style Bedroom Three

17' 8" to eaves height x 11' 5" (5.38m to eaves height x 3.48m)

Outside

welcome to

Kingsley Green, Frodsham

- End row Character home.
- Three bedroom accommodation.
- Open plan reception space. Superb fitted kitchen.
- High standard of presentation.
- Viewing essential.

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 2100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM109080



Property Ref:
FRM109080 - 0005

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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