



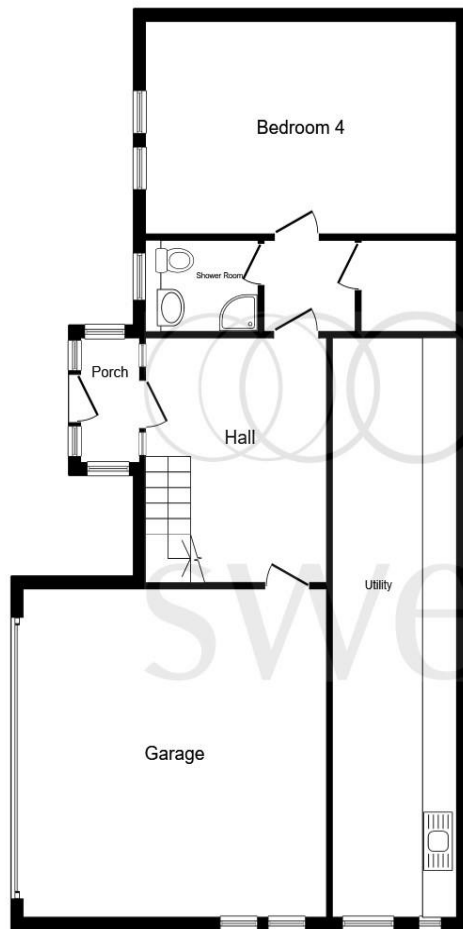
Top Road, Frodsham WA6 6SN

welcome to

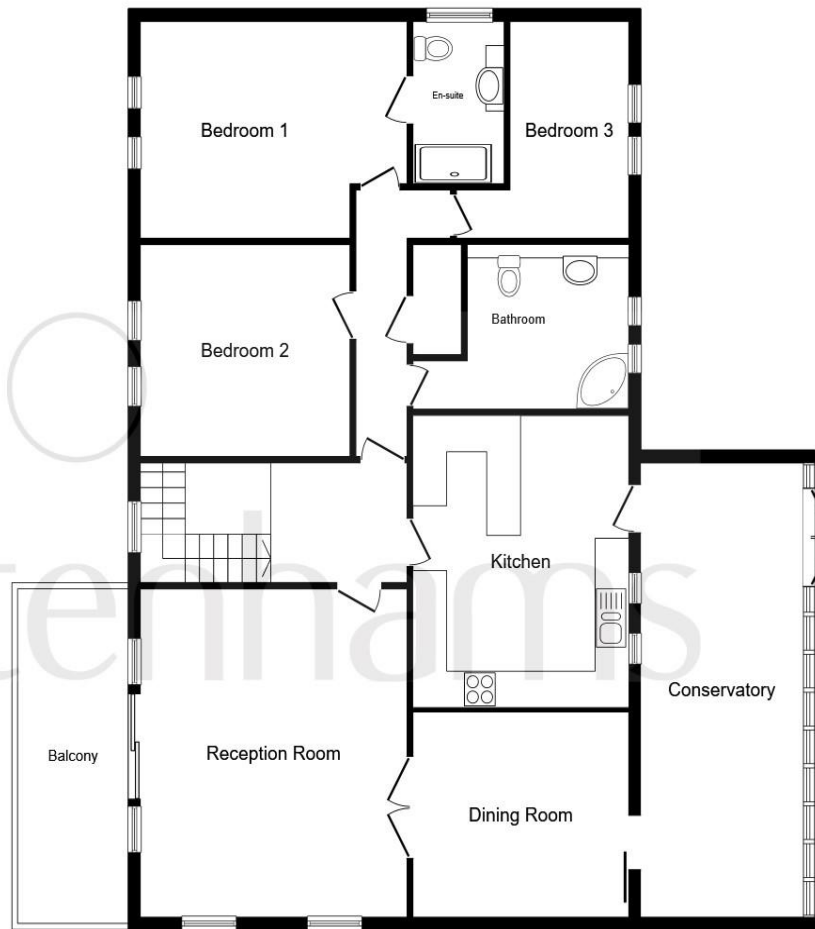
Top Road, Frodsham

Swetenhams is delighted to showcase this superb family home and never has an address being so appropriate. The moniker 'Top Road' defines the style, scope as well as the sheer feeling of elevation conveyed by this location.





Ground Floor



First Floor

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

Front Entrance

Ground Floor Bedroom

15' 3" x 11' 6" to back of wardrobes (4.65m x 3.51m to back of wardrobes)

Garage

17' 8" to recess x 17' 7" (5.38m to recess x 5.36m)

Utility

29' 7" x 4' 11" (9.02m x 1.50m)

On The First Floor,

Lounge

17' 9" x 15' 5" (5.41m x 4.70m)

Dining Room

12' 5" x 11' (3.78m x 3.35m)

Conservatory

24' 10" x 9' 4" (7.57m x 2.84m)

Kitchen

15' 10" x 12' 4" (4.83m x 3.76m)

Inner Hall

Bedroom One

15' 2" x 11' 9" (4.62m x 3.58m)

Ensuite Shower Room

Bedroom Two

11' 6" x 12' 3" (3.51m x 3.73m)

Bedroom Three

11' 8" x 11' 6" (3.59m x 3.51m)

welcome to

Top Road, Frodsham

- Spacious detached house.
- Four bedroom accommodation.
- Fantastic, elevated location.
- Large garden plot.
- Ideal for family occupation.

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

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM109239



Property Ref:
FRM109239 - 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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swetenhams



01928 732626



frodsham@swetenhams.co.uk



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



swetenhams.co.uk