



**HINCHLIFFE
HOLMES**



NEWTON BANK HOUSE



GROUND FLOOR

Hallway
Lounge
Sitting Room
Breakfast Kitchen
Conservatory
Boot Room
Utility Room
WC

FIRST FLOOR

Landing
Bedroom Three
Bedroom Four
Bedroom Five
Bedroom Six
Shower Room
Bathroom

SECOND FLOOR

Landing
Bedroom One - En-suite
Bedroom Two - En-suite
Dressing Room

OUTSIDE

Garage
Parking
Gardens

NEWTON BANK HOUSE

Hillfoot Lane | Newton | WA6 6SY

Situated in a popular quiet sought-after location, a beautifully presented six bedroom semi-detached family home with superb flexible accommodation throughout set over three floors. This property benefits from multiple reception rooms, master bedroom with dressing room and en suite, off road parking, period features and private landscaped garden overlooking Cheshire countryside.

Kingsley is a semi-rural village with amenities including a well-attended Parish Church, active Methodist Church and popular village pub. There is also a co-op convenience store and

two primary schools. Nearby is the market town of Frodsham. Frodsham is a much sought-after market town, well supplied with a wide variety of shops, restaurants, a post office, doctors, dentists surgeries and excellent schools such as Helsby High School. Leisure attractions include several golf courses at Frodsham, Helsby, Sutton Hall and Delamere, there is walking in Delamere Forest, Castle Park, Manley Mere and of course the sandstone trail. There is easy access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways and travel to London from nearby Runcorn station is less than two hours away.





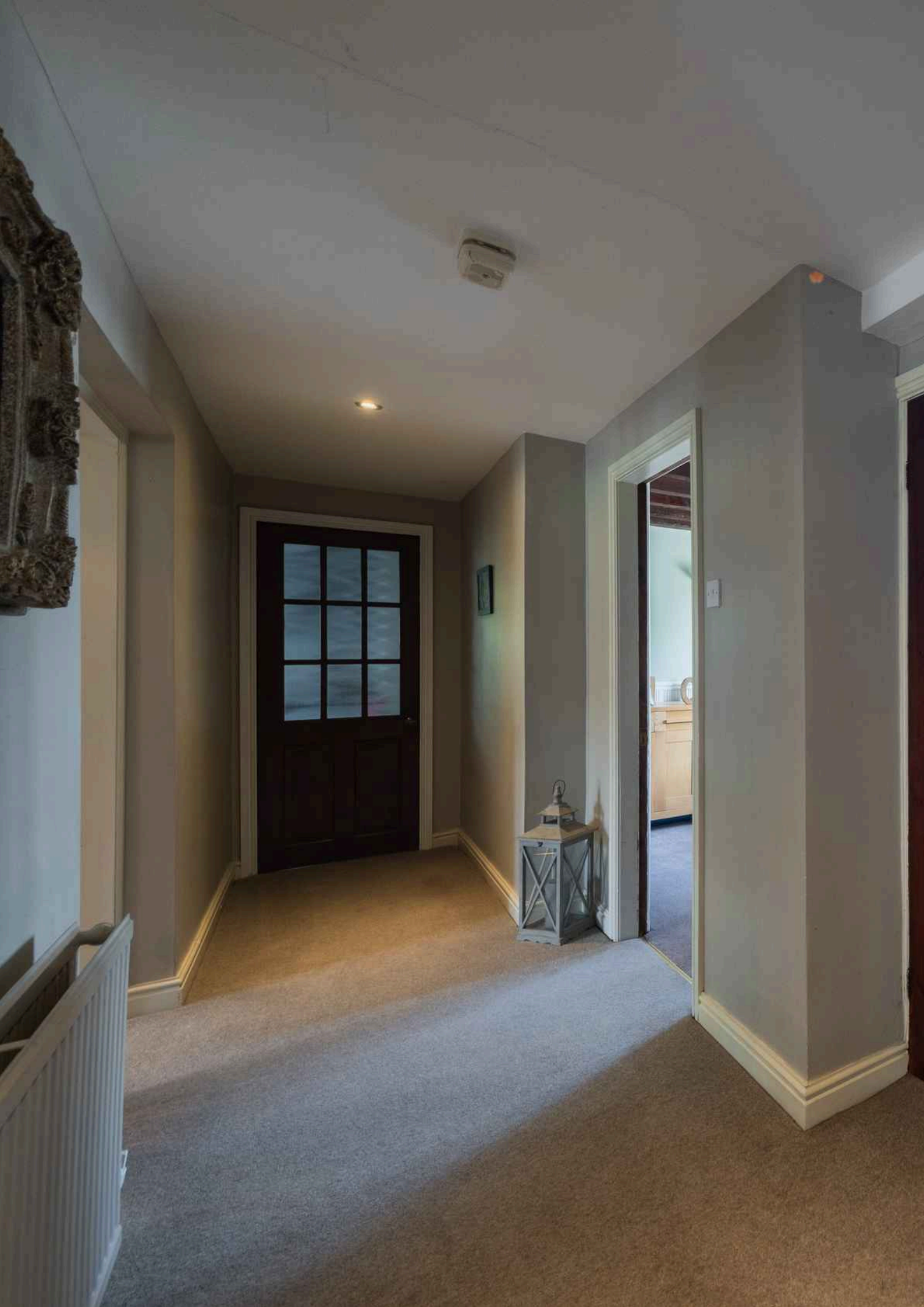
















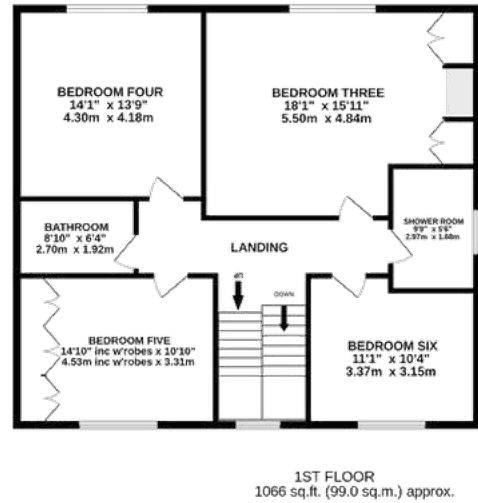
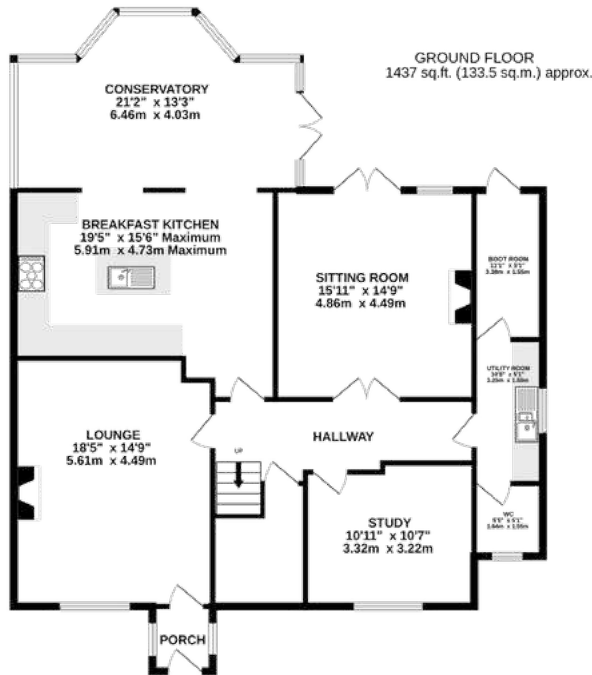




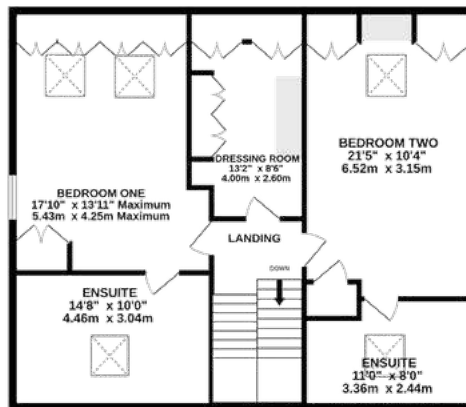








2ND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 3557 sq.ft. (330.4 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION


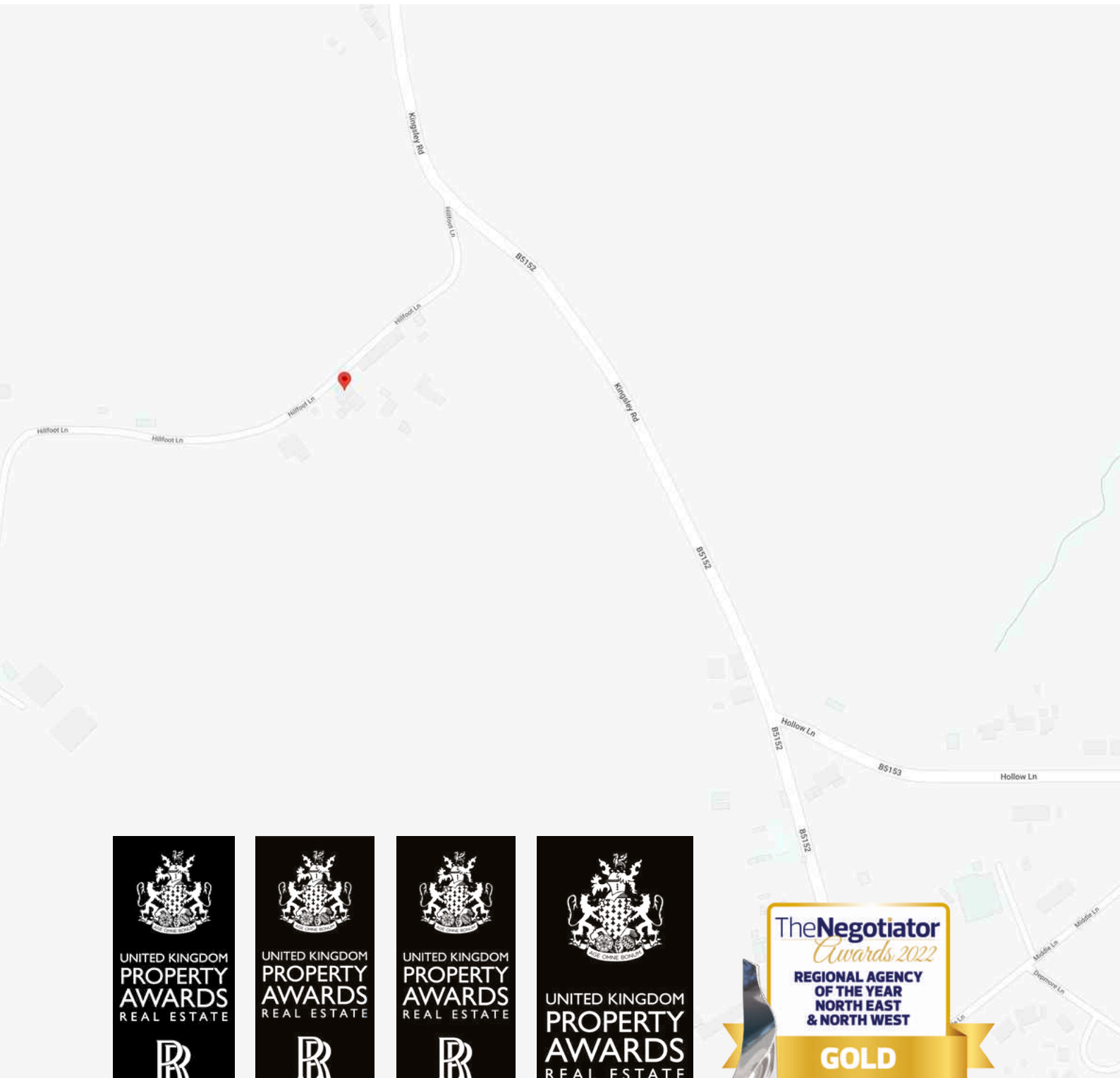
Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.




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Hincliffe Holmes

2021-2022




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2022-2023



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2023-2024



The Negotiator
Awards 2022
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



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WINNER
LETTINGS

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MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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