



**19 Kingsley Green,
Frodsham, Cheshire, WA6 6YA**

 **Ian J Tickle**
Independent Estate Agent

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Kingsley Green is an idyllic setting of character conversions which surround a centre green with mature plants, tree and bushes as well as a water feature. The properties are a former late Victorian children's home and were converted in the 1980's. Kingsley Green is located between Frodsham and Kingsley. The town of Frodsham has many independent and high street shops, eateries and public houses, not to mention the town's library, leisure facilities, health centre and historic Castle Park. Frodsham is a hub for transport links by both road and rail. Frodsham train station has active direct lines to Chester, Manchester and Runcorn. From Runcorn you can travel direct to both Liverpool and London. By road, junction 12 of the M56 is around 2 miles away giving access to Chester, Manchester and Warrington whilst the Mersey Flow provides access to Widnes and Liverpool.

£249,950



Entrance Hall

Two double glazed entrance doors to the front. Radiator. Stairs leading to the first floor.

Kitchen

8'6" x 10'0"

Double glazed window to the front. Wall and base units with work tops. Stainless steel sink with single drainer and mixer tap. Integrated electric oven. Gas hob with cooker hood over. Dishwasher. Plumbing for washing machine. Vinyl floor. Wine cooler.

Living Room

26'0" x 11'11" narrowing to 8'0"

Single glazed sandstone full height lead frame window. Electric fire with wood fire surround. Two radiators. Access to the under stairs storage.

Landing

Stairs to the second floor. Airing cupboard.

Bedroom 2

11'11" x 12'8"

Double glazed window to the rear. Radiator. Fitted wardrobe. Built-in cupboard. Bench seating.

Bedroom 3

11'11" x 11'6"

Double glazed window to the front. Built-in wardrobe. Radiator.

Bathroom Refitted

Free standing bath with Victorian style shower over. Pedestal wash hand basin. WC. Chrome towel rail. Half tiled walls. Cushion flooring.

Upper Floor



Bedroom 1

11'0" max x 12'6"

Double glazed window to the front. Radiator. Access to the loft.

Ensuite

Double glazed frosted window to the rear. Walk in shower. Pedestal wash basin with mixer tap. Low level WC. Heated towel rail. Storage cupboard housing wall mounted central heating boiler. Tiled walls and floor.



Note

Service Charge - £125 P.C.M

Parking - One dedicated car space

Directions

From Frodsham town centre travel along Church Street (B5152), proceed for approximately 1.5 miles, then turn right into Kingsley Green. Then first right, continue for approximately 200 yards, turn right into the car park.

Age: Converted 1980's

Tenure: Leasehold

Council Tax: D

EPC Rating: E



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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108 Main Street, Frodsham, Cheshire, WA6 7AR
Telephone: 01928 731744 - Email: ian@iantickle.com

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