

Ian J Tickle

Independent Estate Agents



8 Ellis Lane, Frodsham, Cheshire, WA6 7HX

Character property situated on the outskirts of Frodsham with views across Weaver Valley to the front and farmland to the rear. The property has been refurbished to combine modern living with character features and offers spacious accommodation briefly comprising hall, living room, dining room, refitted kitchen, utility room, cloakroom, WC. To the first floor are two bedrooms, refitted shower room and useful boarded attic with power, light and skylight windows. Outside are delightful gardens to front and rear plus two dedicated parking spaces to rear of property.

£242,500



Tel: 01928 731744



Front

Hall

UPVC entrance door. Laminate floor. Radiator. Store cupboard.

Living Room

10'10" x 10'5"

UPVC double glazed window to front. Antique style fireplace with coal effect electric fire. Radiator. Dado rail.

Dining Room

11'10" x 11'1"

Stairs to first floor. UPVC double glazed window to rear having views across fields. Radiator. Dado rail. Under stairs cupboard.

Kitchen

16'5" x 6'4"

Fitted with a range of modern wall and base units to include stainless steel sink unit. Integrated dishwasher. Fridge and freezer. Hotpoint ceramic hob. Extractor canopy. Hotpoint electric oven and integrated microwave. Two UPVC double glazed windows to side. Two radiators. Part tiled walls. Cupboard housing Worcester Bosch condensing boiler. UPVC exit door. Utility area. Space and plumbing for washing machine. Part tiled walls. UPVC double glazed window to side.

Cloakroom/WC

WC. Part tiled walls.

1st Floor

Landing

Loft access. Dado rail. Coved ceiling. Loft boarded and carpeted. Power and light. Two Velux windows and fire escape window. Cupboards to side.

Bedroom 1

14'2"(into alcove) x 10'11"

UPVC double glazed window to front having views across the Weaver Valley. Original cast iron fireplace. Radiator. Fitted wardrobes in alcoves. Coved ceiling.

Bedroom 2

11'11" x 8'6"

UPVC double glazed window to rear having views across farmland. Radiator. Dado Rail. Coved ceiling. Original cast iron fireplace. Fitted wardrobe to alcove.

Shower Room

8'3" x 6'2"

Refitted with a quality white suite comprising:- Double sized shower cubicle. Wash hand basin in vanity unit with cupboard and drawers. Large cupboard unit with ample storage. WC. UPVC double glazed window to rear. Tiled floor. Chrome ladder style radiator.

Outside

Rear - Enclosed block paved court yard. Outside water tap. Two power points. Two allocated rear parking spaces. Steps to enclosed lawned garden. Paved seating area.

Front - Mature garden to front well stocked with a variety of shrubs and trees. Access path across front to neighbouring properties.

Directions

From the centre of Frodsham proceed along High Street onto Bridge Lane. Turn right onto Ellis Lane. The property is situated on the right.

Tenure

We are informed by the vendor that the property is Leasehold with a residue of 999 years from 1895

Peppercorn rent not collected





Age: 1895

Tenure: Leasehold residue of 999 years from 1895
peppercorn rent not collected

Council Tax: B

EPC Rating: D



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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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