

31 Linden Drive, Helsby, Cheshire, WA6 0DZ



Independent Estate Agent

31 Linden Drive, Helsby, Cheshire, WA6 0DZ

Link detached bungalow situated in a popular residential location. The property has a recently refitted shower room, refitted kitchen and conservatory. UPVC double glazing and gas central heating are installed. The accommodation briefly comprises:- Hall, living room, dining area, refitted kitchen, conservatory, two double bedrooms and refitted shower room. Outside are gardens to front and rear, garage and driveway. NO ONGOING CHAIN. Directions -

From the centre of Frodsham proceed along Main Street (A56) towards Helsby passing the High School on the right. Continue along Chester Road passing through Helsby village centre. Turn left onto Robin Hood Lane then right onto Latham Avenue. Linden Drive is situated at the top on the left.



£229,000







Front

Entrance door. Tiled floor. UPVC double glazed doors.

Hall

Radiator. Store cupboard housing Logic gas central heating boiler. Loft access.

Living Room

15'11" x 11'5"

UPVC double glazed window to front. Feature fireplace housing coal effect gas fire. Radiator.

Dining Area

9'1" x 6'11" UPVC double glazed window to rear. Radiator.

Kitchen

9'10" x 8'6"(max)

Refitted with a range of modern wall and base units to include 1.5 bowl sink unit. Zanussi electric hob. Electric oven and grill. Space and plumbing for washing machine. Tall cupboard. Space for fridge freezer. Part tiled walls. Chrome ladder style radiator. UPVC double glazed window to rear. UPVC double glazed exit door.

Conservatory

10'4" x 9'3"

UPVC double glazed on brick base. Tiled floor. UPVC double glazed french doors.

Bedroom I

II'10" x II'6" UPVC double glazed window to rear. Radiator.

Bedroom 2

I I'10" x 8'9"UPVC double glazed window to front. Radiator.



Shower Room

Refitted with shower cubicle. Mira electric shower. WC. Wash hand basin in vanity unit. Tiled walls. Radiator. UPVC double glazed window to rear. Inset ceiling spotlights.

Outside

Front - Mature front garden having lawn and well stocked borders. Driveway providing off road parking for several cars.

Rear - Enclosed rear garden having lawn, patio, garden area to side. Side access gate.

Garage with up and over door. Power and light.



Directions

From the centre of Frodsham proceed along Main Street (A56) towards Helsby passing the High School on the right. Proceed through Helsby village centre until reaching the traffic lights at Tesco. Proceed through the lights turn left onto Robin Hood Lane then right onto Latham Avenue. Linden Drive is at the top of Latham Avenue on the left.

Age: 1960's

Tenure: Freehold

Council Tax: D

EPC Rating: D



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 Made with Metropix ©2020





National Association of Estate Agents



108 Main Street, Frodsham, Cheshire, WA6 7AR Telephone: 01928 731744 - Email: ian@iantickle.com

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance onlyWe have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to the compliance with planning consents or current usage. Nothing in these particulars is indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures no expressively included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact our Office who registered the property and we will be pleased to confirm the position for you.