



**31 Linden Drive,
Helsby, Cheshire, WA6 0DZ**

 **Ian J Tickle**

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 1

11'10" x 11'6"

UPVC double glazed window to rear. Radiator.

Bedroom 2

11'10" 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

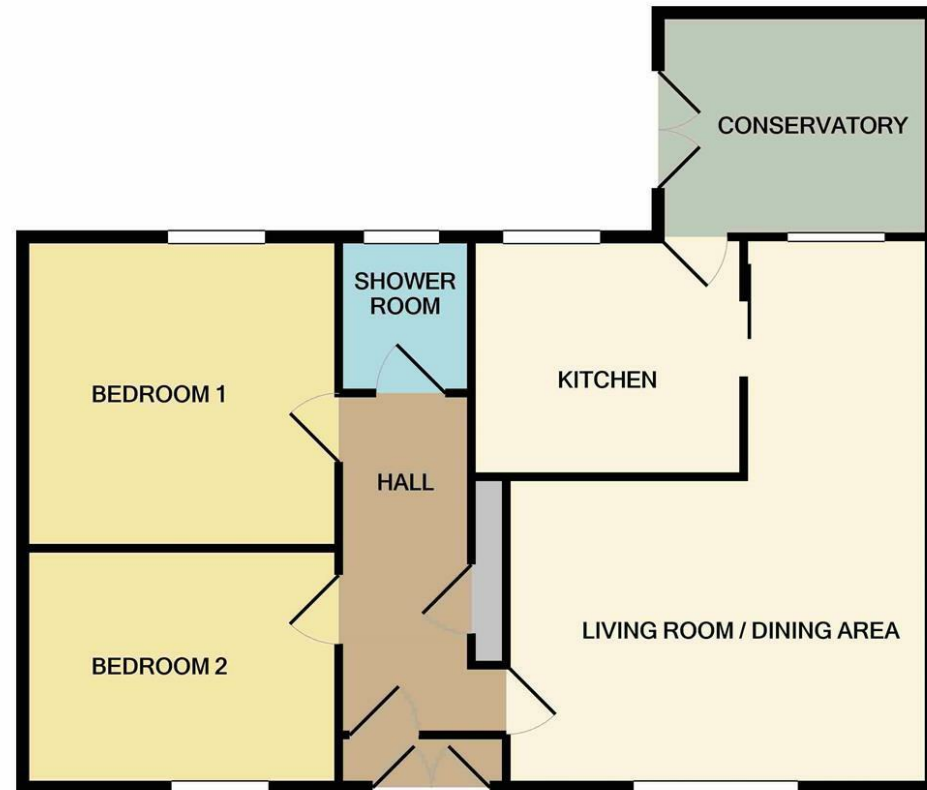
From the centre of Frodsham proceed along Main Street (A56) towards Helsby passing the High School on the right. Proceed through Helsby village centre until reaching the traffic lights at Tesco. Proceed through the lights turn left onto Robin Hood Lane then right onto Latham Avenue. Linden Drive is at 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
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108 Main Street, Frodsham, Cheshire, WA6 7AR

Telephone: 01928 731744 - Email: ian@iantickle.com