

Ian J Tickle

Independent Estate Agents



To Let - 46 Top Road, Frodsham, Cheshire, WA6 6SW £795 Pcm - For 12 Month Lease

Delightful character property situated in a semi rural location on the outskirts of Frodsham. The property is freshly decorated and provides accommodation briefly comprising living room, dining room, kitchen. To the first floor are two bedrooms and bathroom. Outside is a patio to rear with steps leading to a lawned garden. Gated driveway to the front providing off road parking.



Tel: 01928 731744



Living Room

11'7" x 10'0"

Two UPVC double glazed winds to front. Brick fireplace. Two radiators. Beamed ceiling.

Dining Room

11'7" x 10'3"

Side entrance door. UPVC double glazed window to side. Stairs to first floor. Radiator. Beamed ceiling.

Breakfast Kitchen

12'1" x 9'5"

Fitted with a range of wall and base units to include stainless steel sink unit. Oven with gas hob. Extractor canopy. Dishwasher. Space and plumbing for washing machine. Gas central heating boiler. UPVC double glazed window to side. Tiled floor. Radiator.

First Floor

Landing

Loft access. Cupboard with hanging rail.

Bedroom 1

11'8"(into alcove) x 9'11"

UPVC double glazed window to front. Radiator.

Bedroom 2

12'2" x 9'8"

UPVC double glazed window to rear. Radiator.

Bathroom

Fitted with suite comprising:- Bath with shower above. Glass shower screen. WC. Wash hand basin. UPVC double glazed window to side. Ladder style radiator. Part tiled walls. Shaver socket.

Outside

Rear - Patio area with steps leading to lawned garden. Shed.

Front - Gated access. Driveway parking. Right of way to rear in favour of neighbouring property.

Please Note

Landlord has stipulated the following:

NO SMOKERS

NO CHILDREN

NO PETS NO PETS.NO PETS

None of the above are negotiable

Ian J Tickle are initially marketing the property. Referencing, drawing up the lease and management will be dealt with by a separate company.

Council Tax Band - C

EPC Rating - D

Directions

From the centre of Frodsham proceed along Church Street towards Kingsley. Turn right onto Top Road where the property is situated on the right.





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We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We 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 intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavour 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.