

Ian J Tickle

Independent Estate Agents



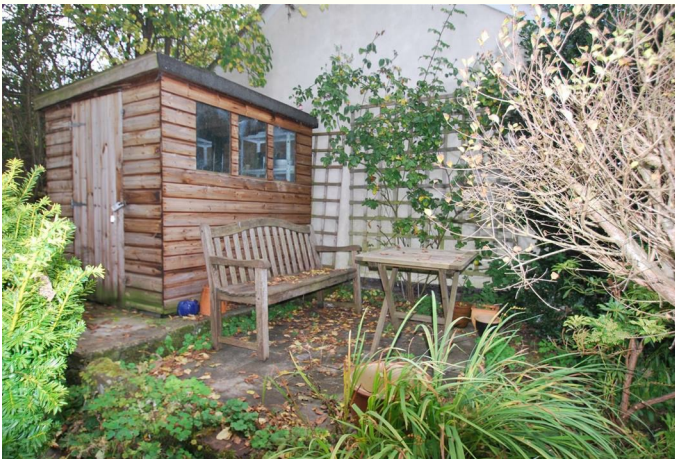
44 Top Road, Frodsham, Cheshire, WA6 6SW

Top Road is situated on the fringe of Frodsham within close driving distance of the bustling town centre. The town centre benefits from a plethora of shops, eateries and public houses. Other local amenities include a doctor's surgery, community centre and leisure centre. There are also a number of highly regarded primary schools within Frodsham and a secondary school in Helsby. Junction 12 of the M56 is approximately three miles away which provides favourable transport links to Chester and Manchester. The recently opened Mersey Gateway Bridge is approximately eight miles away. Frodsham train station is also a popular option with those who commute as it has active lines to Chester, Manchester, Liverpool and Runcorn of which you can travel direct to London.

£210,000



Tel: 01928 731744



Living Room

16'2" x 12'0"

Entrance door to the front. Double glazed window. Stairs leading to the first floor with storage beneath. Gas fireplace. Wooden flooring. Radiator.

Kitchen

14'4" x 8'8"

Double glazed window to the rear. Double glazed door to the rear elevation opening to the rear garden. Wall and base units with work surface over. Stainless steel sink and drainer with mixer tap. Integrated oven and hob with extractor hood. Space and plumbing for washing machine. Newly fitted wall mounted gas central heating boiler. Integrated dishwasher. Wooden flooring. Radiator.

First Floor

Bedroom 1

14'3" x 8'10"

Double glazed window to the rear with lovely garden view. Radiator. Exposed beams and wooden flooring.

Bedroom 2

12'1" x 8'6"

Double glazed window. Radiator. Wooden flooring.

Shower Room

Walk in shower cubicle. Hand wash basin. Heated towel rail. Low level WC. Tiled walls and floor. Loft access hatch.

Exterior

Rear Garden

Patio seating area with steps up to lawned garden with well stocked planting borders. Additional seating area. Storage shed. Pedestrian access across and to the side of next door.

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.



Tenure: Freehold

Council Tax: B

EPC Rating: C



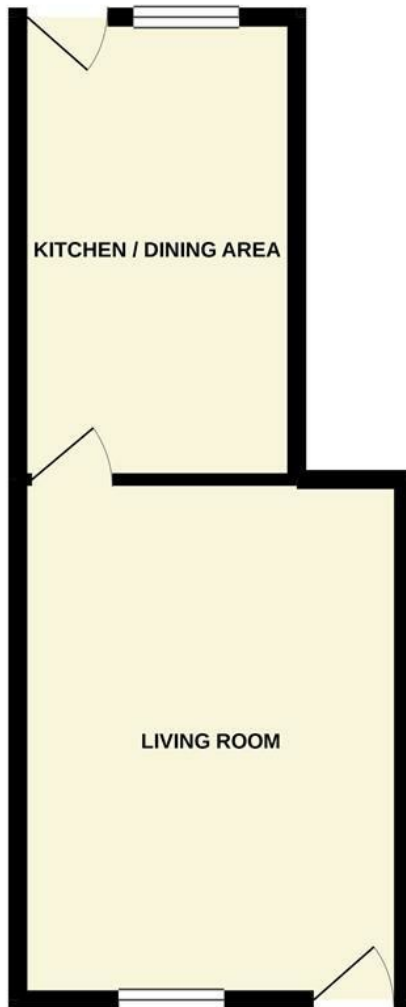
108 Main Street, Frodsham, Cheshire, WA6 7AR
Telephone: 01928 731744 - Email: ian@iantickle.com

 **Ian J Tickle**

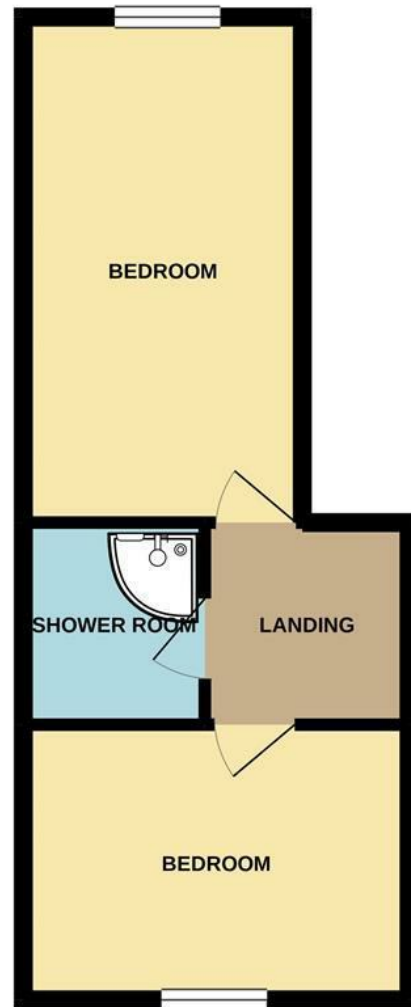
Independent Estate Agents

44 Top Road, Frodsham, Cheshire, WA6 6SW

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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.
Made with Metropix ©2020

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 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.