





Fairways, Frodsham WA6 7RY

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welcome to

Fairways, Frodsham

Superb detached family home. Accommodation briefly comprises:- Hall, Lounge, Open plan Kitchen/Dining Room, Utility with Ground Floor Shower Room, Garage Currently used as Play room, First Floor Landing, Three Bedrooms and Bathroom. Premium location, Great family gardens. Don't miss it.





Swetenhams is delighted to showcase this frankly superb detached family home. No expense has been spared in a recent improvement regime, the nett result will satisfy anyone looking in this premium location for that elusive forever family home.

Most notable is the size of the plot which affords the practicality of multi-vehicle off road parking with EV charging point, as well as a beautifully landscaped rear garden with artificial grass which will satisfy serious gardeners as well as being low maintenance.

The property has enjoyed improvement internally to create a fabulous contemporary home in the modern open plan idiom. The interior being blessed with a true air of light and spaciousness is enhanced by a smart home system as ceiling speakers all of which are included in the sale.

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Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hall

Lounge
13' x 12' 6" (3.96m x 3.81m)

Open Plan Dining Kitchen
19' 3" x 10' 9" (5.87m x 3.28m)

Utility
8' 6" x 8' (2.59m x 2.44m)

Playroom
15' 2" x 7' 7" (4.62m x 2.31m)

Downstairs Shower Room

On The First Floor

Bedroom One
11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom Two
12' 2" x 10' 3" (3.71m x 3.12m)

Bedroom Three
8' 11" x 8' 8" (2.72m x 2.64m)

Main Bathroom
8' x 5' 9" (2.44m x 1.75m)







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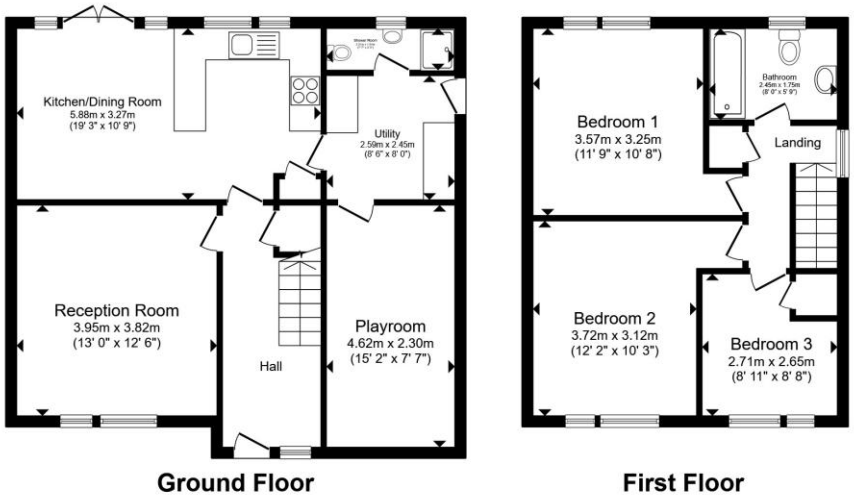
welcome to

Fairways, Frodsham

- Detached family home.
- Three Bedroom Accommodation.
- Open Plan Dining Kitchen.
- Ground floor Shower Room.
- Superb presentation.

Tenure: Freehold EPC Rating: D
Council Tax Band: E

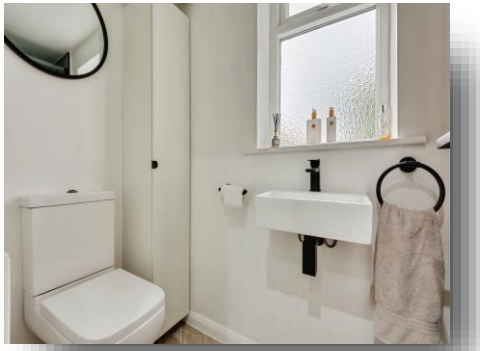
£450,000

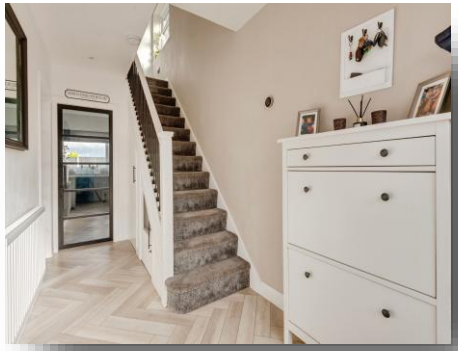


Total floor area 107.3 m² (1,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FRM110015 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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