



Williams Way Marsh Lane, Frodsham WA6 7BX

welcome to

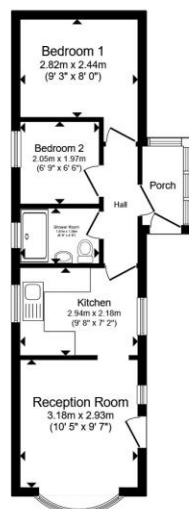
Williams Way Marsh Lane, Frodsham

Here is a great park home in a super location proximate to Frodsham centre with all that it has to offer. Accommodation comprises:- Porch, Hall, kitchen, reception room, two bedrooms and shower room. Parking space, patio to rear.



Here is a great park home in a super location proximate to Frodsham centre with all that it has to offer. The property is on a park designated for more mature residents however viewing will be a must for this home to be assessed relative to this price point.

Accommodation briefly comprises:- Porch, Hall, kitchen, reception room, two bedrooms and shower room. Externally the plot affords Parking space as well a paved patio garden to rear. Most notably, this home may suit those less able as there is an access lift and wet room already fitted.



Ground Floor

Total floor area 37.1 m² (400 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



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.

Hallway

Reception Room

10' 5" x 9' 7" (3.17m x 2.92m)

Kitchen

9' 8" x 7' 2" (2.95m x 2.18m)

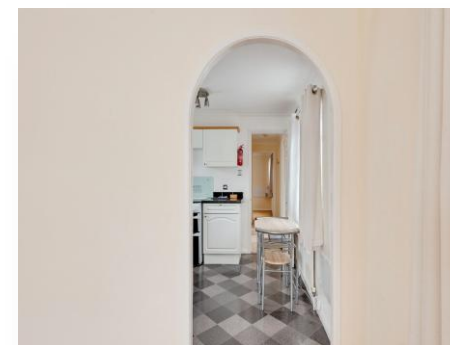
Shower Room

Bedroom One

9' 3" x 8' (2.82m x 2.44m)

Bedroom Two

6' 9" x 6' 6" (2.06m x 1.98m)



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welcome to

Williams Way Marsh Lane, Frodsham

- Super Park Home.
- Two Bedroom accommodation.
- Parking Space.
- Access Lift .
- Wet room.

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers over

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FRM109982 - 0002

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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swetenhams



01928 732626



frodsham@swetenhams.co.uk



Froda House, 113 Main Street, FRODSHAM,
Cheshire, WA6 7AB



swetenhams.co.uk