





Tilbey Drive Marsh Lane, Frodsham WA6 7BX

swetenhams

welcome to

Tilbey Drive Marsh Lane, Frodsham

Superb Park home in premium Frodsham centric location. The room specification briefly comprises:- Hall, Lounge, Living Room, Kitchen, Bedroom and Bathroom. Externally the plot features paved areas to rear with further chipping zones promising ease of management. Driveway providing off road parking.





Swetenhams is delighted to showcase this delightful park home situated enjoying a position within this premium park home site on the fringe of Frodsham itself. The property offers a great blank canvas upon which to impress one's own tastes and decor. Of overriding importance is the location with many of Frodsham's social, shopping and recreational facilities being largely within walking distance. An excellent system of roads link the area to larger places of commerce in Liverpool Chester and Manchester, Indeed the open spaces of Cheshire are to be enjoyed including the Sandstone Trail and Delamere Forest. The room specification briefly comprises:- Hall, Lounge, Living Room, Kitchen, Bedroom and Bathroom. Externally the plot features paved areas to rear with further chipping zones promising ease of management. Driveway, off road parking.

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.

Living Room

11' 10" x 11' 6" (3.61m x 3.51m)

Kitchen

11' 6" x 7' 10" (3.51m x 2.39m)

Bedroom

11' 6" x 11' 2" (3.51m x 3.40m)

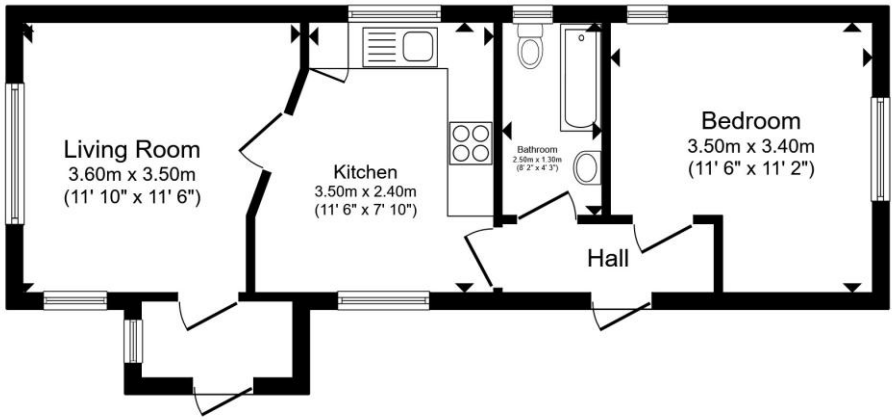
Bathroom

8' 2" x 4' 3" (2.49m x 1.30m)









Total floor area 40.7 m² (438 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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welcome to

Tilbey Drive Marsh Lane, Frodsham

- Superb Park Home
- Single Bedroom Accommodation
- Premium Frodsham Location
- Access to leisure facilities.
- Easily managed plot

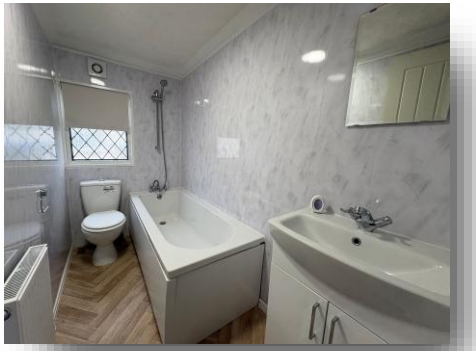
Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 2683.33

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£100,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FRM110019 - 0003

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.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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