



Wroxham Close, Helsby Frodsham WA6 0PZ

welcome to

Wroxham Close, Helsby Frodsham

Here is that elusive forever family home, situated tucked away at the head of this cul de sac and thus providing a haven of peace and privacy.



Here is that elusive forever family home, situated tucked away at the head of this cul de sac and thus providing a haven of peace and privacy. On the practical side, the accommodation briefly comprises:- Hall, Open Plan Kitchen/ Dining space in the modern idiom. First floor landing, Master Bedroom with en-suite Bathroom and walk in wardrobe, three further bedrooms and main house shower room. The property enjoys a secluded situation, with an air of light and spaciousness, not to mention a great view. Externally there is a driveway to single garage, with an amazing multi-faceted garden to rear which in the right weather, basks in the rays of the setting sun.

For the commuter, excellent road links connect to the motorway network. the rail links from Helsby station connect into the wider commercial arena.

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

Open Plan Kitchen Dining Room,

25' 1" x 15' 1" (7.65m x 4.60m)

Reception Room

15' 5" x 14' 11" (4.70m x 4.55m)

Landing

Master Bedroom

15' 6" x 8' 10" (4.72m x 2.69m)

Ensuite Bathroom

Bedroom Two

12' 4" x 7' 3" (3.76m x 2.21m)

Bedroom Three

12' 6" x 5' 9" (3.81m x 1.75m)

Bedroom Four

8' x 6' (2.44m x 1.83m)

House Shower Room

Driveway, Garage And Gardens



view this property online swetenhams.co.uk/Property/FRM109972



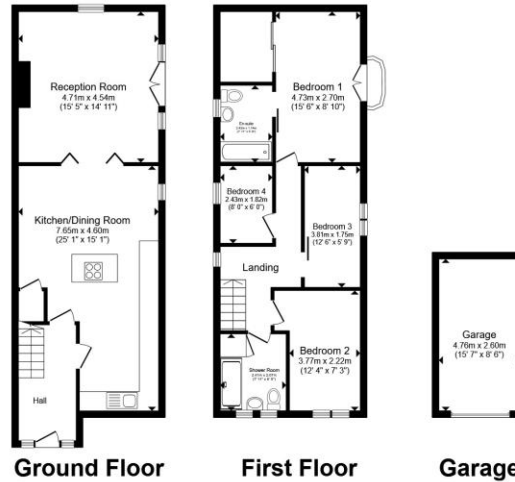
welcome to

Wroxham Close, Helsby Frodsham

- Superb detached home
- Ideal for family occupation,
- Four Bedroom Accommodation
- En-suite to Master Bedroom.
- Contemporary open plan living.

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

offers over
£400,000



Total floor area 123.7 m² (1,331 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

swetenhams



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM109972



Property Ref:
FRM109972 - 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.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

swetenhams



01928 732626



frodsham@swetenhams.co.uk



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



swetenhams.co.uk