



Brackenhurst Vicarage Lane, Helsby Frodsham WA6 9AE

welcome to

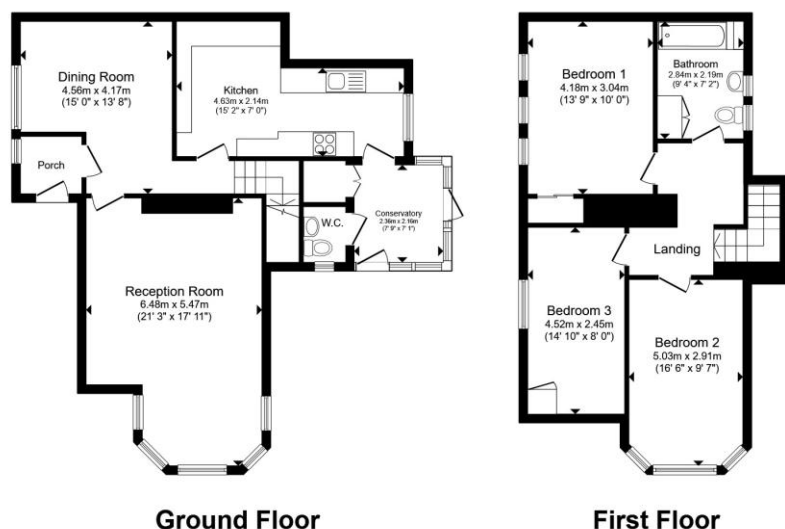
Brackenhurst Vicarage Lane, Helsby Frodsham

Here is a rare opportunity. Brackenhurst comprises a semi detached home being a subdivision of what was one seriously large period home. This is therefor one way to live in the 'grand manor'.Porch Hall, Dining Room, Reception room, Kitchen, Conservatory, Three Bedrooms and Bathroom. Amazing gardens.



Here is one rare opportunity. Brackenhurst comprises a semi detached home being a subdivision of what was one seriously large period home. This is therefore one way to live in the 'grand manor'. The property is surrounded by extensive and mature gardens and the extensive driveway is effectively the lead up to a very special home. The property could be enjoyed as is but being blessed with light and spaciousness not to mention the large garden, would make a great subject for extension and improvement, subject to the necessary consents. Internal accommodation briefly comprises:-

Porch, Hall, Dining Room, L'shaped Kitchen, Conservatory with Ground floor W.C. off, First floor landing, three bedrooms and bathroom .



Total floor area 123.0 m² (1,324 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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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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.



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Brackenhurst Vicarage Lane, Helsby Frodsham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Superb period House
- Three Bedroom Accommodation

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

guide price

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FRM109990 - 0002

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