





Telegraph Way, Helsby Frodsham WA6 0FY

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welcome to

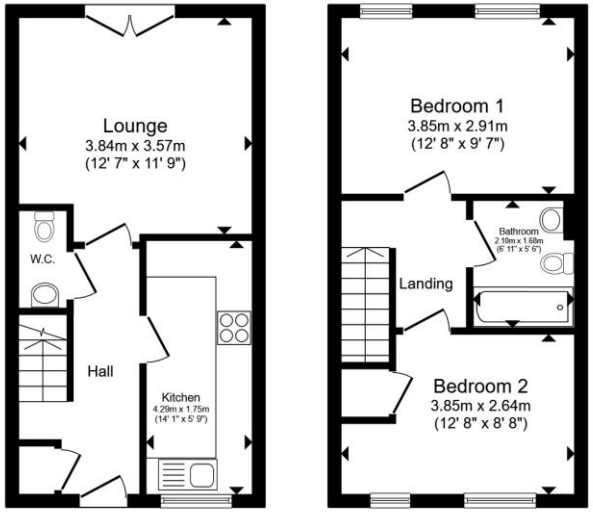
Telegraph Way, Helsby Frodsham

A great end row home the price representing a 40% Shared Equity. Accommodation includes:- Hall with ground floor w.c, Lounge, Fitted Kitchen, first floor landing two bedrooms and bathroom. Externally there is driveway providing off road parking as well as garden to rear.





An ideal First time buyer opportunity, the price representing a 40% Equity Share. Swetenhams is delighted to showcase this really lovely, contemporarily styled End Row House enjoying a great location within this maturing residential development on the fringe of Helsby. The property is ideally placed for the commuter with easy access onto the M56, bringing commercial centres in Chester, Liverpool and Manchester within easy reach. For busy lives there is also the benefit of Superstore shopping facilities close by. The accommodation briefly comprises: Hall with ground floor w.c, Lounge, Fitted Kitchen, first floor landing two bedrooms and bathroom. Externally there is driveway providing off road parking as well as garden to rear.



Total floor area 60.4 m² (651 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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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

12' 7" x 11' 9" (3.84m x 3.58m)

Kitchen

14' 1" x 5' 9" (4.29m x 1.75m)

Downstairs W.C

Landing

Bedroom One

12' 8" x 9' 7" (3.86m x 2.92m)

Bedroom Two

12' 8" x 8' 8" (3.86m x 2.64m)

Bathroom

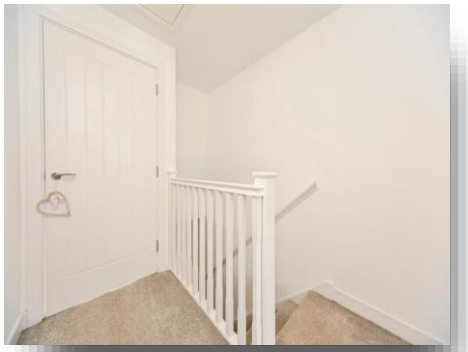
6' 11" x 5' 6" (2.11m x 1.68m)

Front Garden

Rear Garden







view this property online swetenhams.co.uk/Property/FRM110038

welcome to

Telegraph Way, Helsby Frodsham

- 40% Shared Ownership
- End Row House
- Two Bedroom Accommodation
- Great Location
- Well Presented

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 32.91
Ground Rent: 298.74

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£86,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FRM110038 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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