





Conery Close, Helsby Frodsham WA6 9PJ

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welcome to

Conery Close, Helsby Frodsham

Super Family home. Porch, Reception Room, Kitchen/Dining Room, three first floor bedrooms, bathroom, further staircase to second floor Master Bedroom with ensuite. Front forecourt, rear garden providing patio, lawn and useful outdoor garden room. Premium location with great links for the commuter.





Swetenhams is delighted to showcase this superbly appointed family home. Make no mistake, this is a sizable house providing proper four bedroom accommodation arranged over three floors, in a great premium location. Presentation is of the highest order.

Viewing will be essential for the accommodation to be fully assessed, this briefly comprises:- Porch, Reception Room, Kitchen/Dining Room, three first floor bedrooms and bathroom, further staircase to second floor Master Bedroom with ensuite.

Externally a front forecourt provides off road parking with further gated pedestrian access to the rear garden providing patio, lawn and useful outdoor garden room. The property is situated within this mature, established residential cul -de-sac. such is the elevated position, that there are great views to the front and rear of the property. On the practical front, for the commuter, there are road links to the Motorway network which itself links major commercial centres in Chester, Liverpool and Manchester.

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.

Porch

Reception Room
18' 10" x 12' (5.74m x 3.66m)

Kitchen/Dining Room
18' 10" x 13' 4" (5.74m x 4.06m)

Bedroom One
12' 1" x 9' 5" (3.68m x 2.87m)

En-Suite
6' 6" x 6' 1" (1.98m x 1.85m)

Bedroom Two
12' x 10' 7" (3.66m x 3.23m)

Bedroom Three
15' 3" x 8' 1" (4.65m x 2.46m)

Bedroom Four
10' x 6' 11" (3.05m x 2.11m)

Bathroom
8' 6" x 6' 11" (2.59m x 2.11m)







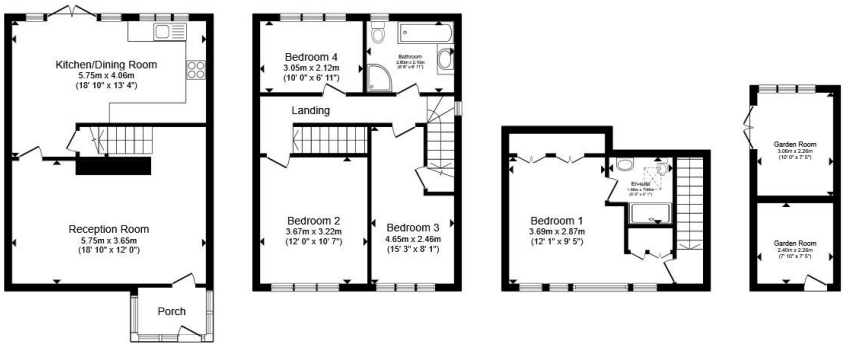
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welcome to

Conery Close, Helsby Frodsham

- Superb family semi-detached home.
- Accommodation over three storeys.
- Four bedroom accommodation.
- Fitted Kitchen.
- Cul de Sac Location, Premium Position.

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



offers in the region of

£395,000

Total floor area 114.3 m² (1,231 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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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FRM109981 - 0006

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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