

Lower Robin Hood Lane, Helsby WA6 0BN



welcome to

Lower Robin Hood Lane, Helsby

A well-presented and spacious, first floor apartment situated within a quiet residential area close to a number of shops, amenities and transport links. Viewing advised.













Entrance Vestibule

Entrance door and stairs to the first floor. Access to under-stair storage space.

Landing

Double glazed window to the side elevation, two built-in storage cupboards and radiator.

Lounge

12' 2" x 10' 7" (3.71m x 3.23m) Double glazed window to the rear elevation, electric fireplace with wood surround and radiator.

Kitchen

6' 7" x 10' 4" (2.01m x 3.15m) Double glazed window to the rear elevation, lino floor, selection of wall and base units, space and plumbing for a washing machine, stainless steel sink and drainer with mixer tap over, space for oven with extractor fan, wall mounted gas central heating boiler and tiled splash backs.

Bedroom One

 8^{\prime} 9" x 12' 1" (2.67m x 3.68m) Double glazed window to the front elevation, built-in wardrobe and radiator.

Bathroom

Double glazed window to the front elevation, lino flooring, bath with mixer tap and shower over, low level w.c, hand wash basin and radiator.

Rear Garden

Communal garden mainly laid to lawn.





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Lower Robin Hood Lane, Helsby

- Spacious first floor apartment.
- Close to road and rail links.
- Communal gardens.
- Gas central heating.
- Viewing advised.

Tenure: Leasehold EPC Rating: C

offers over

£100,000





This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Feb 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

FRM107870 - 0006

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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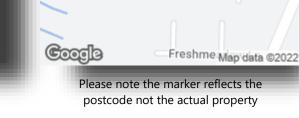


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Helsby

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