



Wright Marshall
Estate Agents

4 RODDY LANE, KINGSLEY, FRODSHAM WA6
8HG

£260,000



No Onward Chain* Requiring Modernisation Throughout* For Sale by Informal Tender

GUIDE PRICE £260,000 - £300,000 NO ONWARD CHAIN *REQUIRING MODERNISATION THROUGHOUT *FOR SALE BY INFORMAL TENDER A mature three bedroom semi-detached house with good sized gardens is being offered for sale by Informal Tender. The property which would benefit from a scheme of modernisation with potential to further alter and extend subject to planning approval briefly comprises; entrance hallway, living room, dining room, kitchen, cloakroom, landing, principal bedroom, bedroom two, bedroom three and family bathroom.

Externally, to the front of the property the garden includes a patio and beds with a post and rail fence surrounding the garden. Parking for up to three vehicles and a gate that leads onto a further space for parking. Access to a timber and brick structure on site.

Tenders to be submitted by Friday 28th August 2020

INTRODUCTION

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LOCATION

Kingsley is a semi-rural village with amenities including a well attended Parish Church, active Methodist Church and popular village pub. There is also a co-op convenience store and two primary schools. Kingsley is located close to the market town of Frodsham which is well supplied with a wide variety of shops, restaurants, post office, doctors and dentists surgeries. There are first class state and independent schools within easy reach.

Kingsley provides comfortable commuting access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways. Travel to London from nearby Runcorn and Acton Bridge stations is less than two hours away. Frodsham itself has a railway station that runs on the Chester to Manchester Piccadilly Line via Helsby, Frodsham, Runcorn East and Warrington Bank Quay Leisure attractions include several golf courses at Frodsham, Helsby, Sutton Hall and Delamere, walking in Delamere Forest, Castle Park, Manley Mere and the sandstone trail.

ENTRANCE HALL 16'9 x 5'11 (5.11m x 1.80m)

Front aspect UPVC double glazed obscured glass door with matching window to the side. Door to living room. Stairs to first floor. Door to inner hall. Door to understairs storage. Door to WC.

CLOAKROOM 2'9 x 5'8 (0.84m x 1.73m)

Rear aspect UPVC double glazed obscured glass window. Wall mounted wash hand basin with taps and tiled splashback. Ceiling mounted light fitting. Framed opening to the WC.

WC 6'5 x 2'8 (1.96m x 0.81m)

Single panel radiator. Low level WC. Rear aspect UPVC double glazed obscured glass window. Ceiling mounted light fitting.

INNER HALL 3'7 x 3'0 (1.09m x 0.91m)

Stairs rising to first floor. Doors to kitchen, sitting room and staircase to first floor.

SITTING ROOM 12'5 x 10'6 (3.78m x 3.20m)

Front aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting. Coved ceiling. Fireplace with quarry tiled hearth and timber mantle.

KITCHEN 12'5 x 7'11 (3.78m x 2.41m)

Rear aspect UPVC double glazed obscured glass door with rear aspect UPVC double glazed window. Quarry tiled floor. Single stainless steel sink with drainer unit and taps. Ceiling mounted light fitting. Space for washing machine and single panel radiator.

LIVING ROOM 21'11 x 10'9 (6.68m x 3.28m)

Front and side aspect UPVC double glazed windows. Two ceiling mounted light fittings. Electric storage heater. Fireplace with quarry tile hearth and timber mantle.

FIRST FLOOR

LANDING 22'0 x 5'11 (6.71m x 1.80m)

Front and rear aspect UPVC double glazed windows. Ceiling mounted light fitting. Doors to three bedrooms and family bathroom. Door to storage heater.

BEDROOM ONE 17'3 x 10'9 (5.26m x 3.28m)

Front aspect UPVC double glazed window with excellent far reaching views over adjoining countryside. Ceiling mounted light fitting. Storage heater.

BEDROOM TWO 12'7 x 11'1 (3.84m x 3.38m)

Front aspect UPVC double glazed window enjoying excellent views over adjoining countryside. Single panel radiator. Ceiling mounted light fitting.

SECOND STAIRCASE

Access to bedroom three and the principal landing.

BEDROOM THREE 12'5 x 9'3 (3.78m x 2.82m)

Rear aspect UPVC double glazed window. Ceiling mounted light fitting. Single panel radiator. Airing cupboard with lagged hot water cylinder. Fitted cupboard. Door to second staircase.

BATHROOM 10'10 x 5'11 (3.30m x 1.80m)

Rear aspect UPVC double glazed obscured glass window. Low level WC with handle flush. Pedestal wash hand basin with taps. Panelled bath with taps and tiled splashback. Ceiling mounted light fitting.

EXTERNAL

To the front of the property the garden includes a patio and beds with a post and rail fence surrounding the garden. Parking for up to three vehicles and a gate that leads onto a

further space for parking. Access to a timber structure on site.

To the rear of the house is a private more enclosed garden predominantly laid to lawn with the boundaries being defined by mature hedges as well as post and rail fencing.

EASEMENTS AND WAYLEAVES

The property is sold subject to all existing electricity and other easements and all existing rights of way, whether specified or otherwise.

TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

OS SHEET AREAS

The sale plan is based upon the modern Ordnance Survey Sheets with the sanction of the Controller of H.M.S.O. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sheet Plan.

TENDER

For sale by informal tender - bids to be submitted by mid-day Friday 28 August 2020 to Jonathan Spencer, Wright Marshall, 63 High Street, Tarporley, CW6 0DR

SERVICES

We understand that mains electricity and water are connected. Septic tank. The older section of the house is heated using a multi-fuel burning stove and the extension has electric central heating.

VIEWING

Viewing by appointment with the Agents Tarporley office

TENDER

We believe the property is freehold tenure

ANTI MONEY LAUNDERING REGULATION (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

SITE PLAN



Ground Floor
Approx. 61.6 sq. metres (662.8 sq. feet)



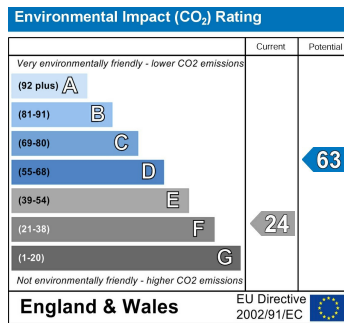
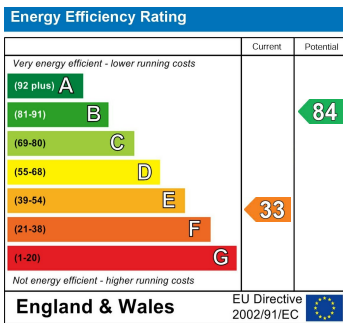
First Floor
Approx. 61.6 sq. metres (662.8 sq. feet)



Total area: approx. 123.2 sq. metres (1325.7 sq. feet)

To scale only, not to size.
Plan produced using PlanUp.

4 Roddy Lane, Kingsley



Wright Marshall
Estate Agents



63 High Street
Tarpoley
Cheshire
CW6 0DR

www.wrightmarshall.co.uk
T. 01829 731300

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements