3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

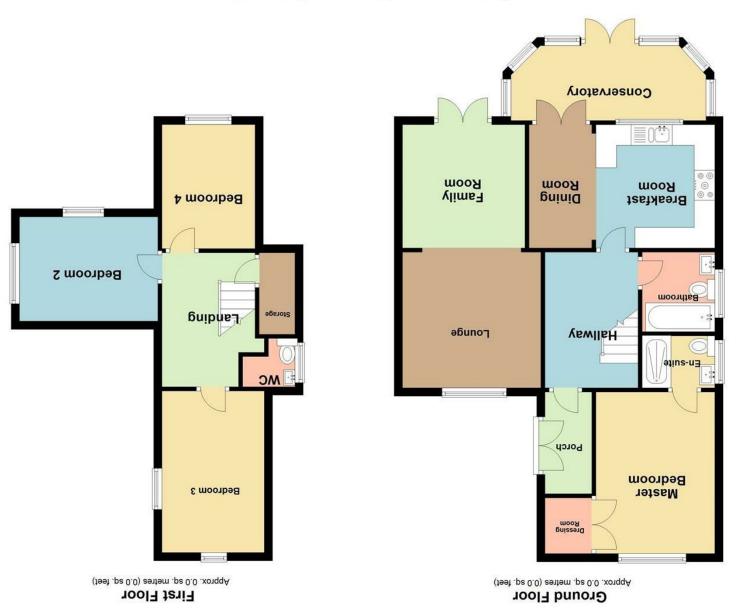
themselves by inspection or otherwise as to the correctness of each of them.

offer or confract.

2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy

MISREPRESENTATION ACT 1967. Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an

Total area: approx. 0.0 sq. metres (0.0 sq. feet)





£550,000







SPRINGFIELD
1 RODDY LANE
KINGSLEY
FRODSHAM
WA6 8HF















This property is a delightful find! With its gated gravel driveway, porch entrance, and attached single garage, it offers both convenience and charm. The versatile layout over two floors provides ample space for various living arrangements.

On the ground floor, the spacious lounge, flowing into the family room through an archway creates a welcoming atmosphere. The fully fitted kitchen breakfast room, opening into the family room, further enhances the entertainment space, making it easy to host guests or spend quality time with family.

The highlight of the property is the 21ft conservatory, offering stunning views of the large garden and fields beyond.

The master suite, complete with a small dressing room and ensuite shower room, provides a private retreat on the ground floor. Additionally, the inclusion of a three-piece family bathroom adds convenience for residents and guests alike.

Upstairs, the three well-proportioned bedrooms and a W.C. offer comfortable accommodation.

The property's exterior is equally appealing, with ample parking to the front, lush planting, and a noteworthy rear garden. The well-kept lawn, established borders, and hedges create a serene environment, perfect for gardening enthusiasts or families seeking outdoor space.

This property, offered with no onward chain, presents a wonderful opportunity for prospective buyers and should be viewed to fully appreciate its charm and potential.

**Porch** 

Lounge

**Dining Room** 

**Family Room** 

**Kitchen Breakfast Room** 

Conservatory

**Bathroom** 

**Master Bedroom** 

**Dressing Room** 

**En Suite** 

**First Floor** 

Landing

**Bedroom Two** 

**Bedroom Three** 

**Bedroom Four** 

W.C

**Outside** 

Garage

**Gardens** 

**Tenure** 

We believe the tenure to be Freehold.