



12 Bellemonte Road, Frodsham, WA6 6BS Offers in excess of £260,000

Good Move are delighted to present this three bedroom semi detached house to the market.

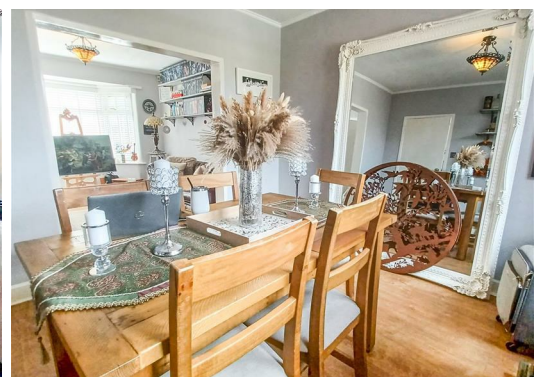
Internally, the property benefits from a spacious living room with bay window, a separate dining room, fitted kitchen and useful utility area providing additional storage. To the first floor are two generous double bedrooms, a further single bedroom ideal as a nursery, dressing room or home office, alongside a family bathroom.

Externally, the property enjoys generous yet low maintenance gardens, perfect for those seeking outdoor space without the upkeep, with ample room for seating, entertaining or family use.

Situated in the heart of Overton, this home is within walking distance of local amenities, including the Grade I listed St Lawrence's Church, a highly regarded primary school, and three popular pubs. The bustling centre of Frodsham, with its wide array of shops, services, and leisure facilities, is also just a short distance away. Nature lovers will appreciate the proximity to Frodsham Hill, with its scenic walking trails and open countryside.

The property has been attractively priced and would invite all cash buyers to view.

Please call for more information.



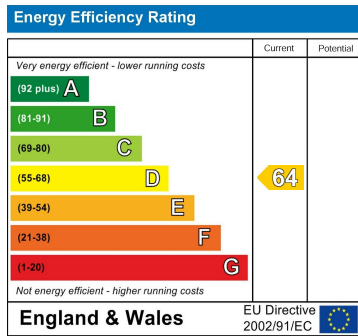
Disclaimer

- 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 will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

Leasehold Information

854 years remaining on the lease
 Ground rent: £5 per annum
 Maintenance charge: £0 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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