



**GASCOIGNE
HALMAN**

PRIMROSE LANE, HELSBY, A SUPERBLY PRESENTED 1930'S
BUILT PROPERTY WITH LOVELY GARDENS AND OPEN OUTLOOK

THE AREAS LEADING ESTATE AGENT



PRIMROSE LANE, HELSBY, A SUPERBLY PRESENTED 1930'S BUILT PROPERTY WITH LOVELY GARDENS AND OPEN OUTLOOK

£320,000

A really well positioned 1930's semi detached house of great character and quality that has been subject to a tasteful scheme of comprehensive modernisation, set in a large gardens.

People often decide to buy a house based on how it feels and this one feels just right from the outset. It is a pretty house, set back from Primrose Lane framed by a lovely front garden and with plenty of driveway parking.





Internally, there is much to admire in terms of layout, quality and presentation. The ground floor offers two separate living rooms offering a level of flexibility and a large open plan kitchen/dining room that connects onto the large rear garden. There is also a useful utility room/cloakroom. Three bedrooms and a recently re-fitted shower room are found on the first floor. There are double glazed windows and a gas fired central heating system is installed.

Externally, a paved patio extends to the immediate rear creating a ideal space for outdoor entertaining and a large expanse of lawn extends beyond. The garden is fully enclosed and enjoys a good degree of privacy.

LOCATION

The property is on the edge of Helsby overlooking open farmland to the front with some lovely country walks on the doorstep. Horns Mill Primary school and Helsby High School are within easy reach and there are local shopping facilities available in Helsby including a Tesco supermarket. Frodsham is a short car or bus ride away with a range of shops, bars and restaurants. The road, rail and motorway networks allow daily commuter access to the regions commercial centres.

DIRECTIONS

From the centre of Frodsham proceed along the A56, Main Streett, and follow onto Chester Road in the direction of Helsby. Continue through the village, passing Helsby High School, Tesco supermarket and the Petrol Station. Turn next left turn onto Primrose Lane where the property can be found on the left.

TENURE

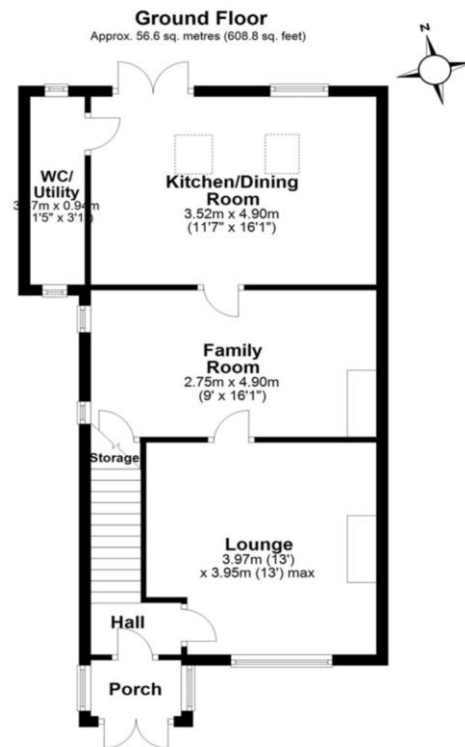
Freehold

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C



Total area: approx. 90.1 sq. metres (969.7 sq. feet)

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