



**GASCOIGNE
HALMAN**

CONERY CLOSE, HELSBY, EPC - D. COUNCIL TAX - D.

THE AREAS LEADING ESTATE AGENT



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£260,000

A semi-detached family home in a superb setting, in a small cul-de-sac with great views of Helsby Hill to the front and close to popular schools. The house offers spacious accommodation in need of refurbishment but offering great potential.

The design of this semi-detached house results in larger room sizes than other comparable houses with the overall footprint extending to over 1000 sq ft (94 sq m).





The layout features an enclosed porch opening to a large main living room. There is a separate dining room and kitchen plus a rear porch with utility area. On the first floor, there are three double bedrooms plus family bathroom.

There is potential for modernisation and updating and enormous potential for the property to be developed and enhanced as have a number of the other nearby properties. Subject to planning permissions being granted, it would be possible to extend the house.

There are views from most of the windows giving the house a feeling of light and space. Gardens extend to the front and rear and there is ample driveway parking.

LOCATION

Conery Close is within an area of Helsby known for its mixture of character detached homes and for the panoramic views of both Helsby Hill and over The Mersey Estuary.

The house is within a small cul-de-sac in a sought after, well established residential area of Helsby. There is an attractive open aspect to the front and views to Helsby Hill. Hillside Primary and Helsby High School are both within walking distance. There are local shops and a Tesco supermarket in Helsby whilst Frodsham is only a few minutes away by car. The road, rail and motorway networks allow access to the regions commercial centres.

DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56, and follow into Chester Road. Continue along Chester Road and past Helsby High School. Turn left onto Old Chester Road. Follow the road up the hill and turn fourth right onto Hale View Road. Conery Close is on the right hand side.

TENURE

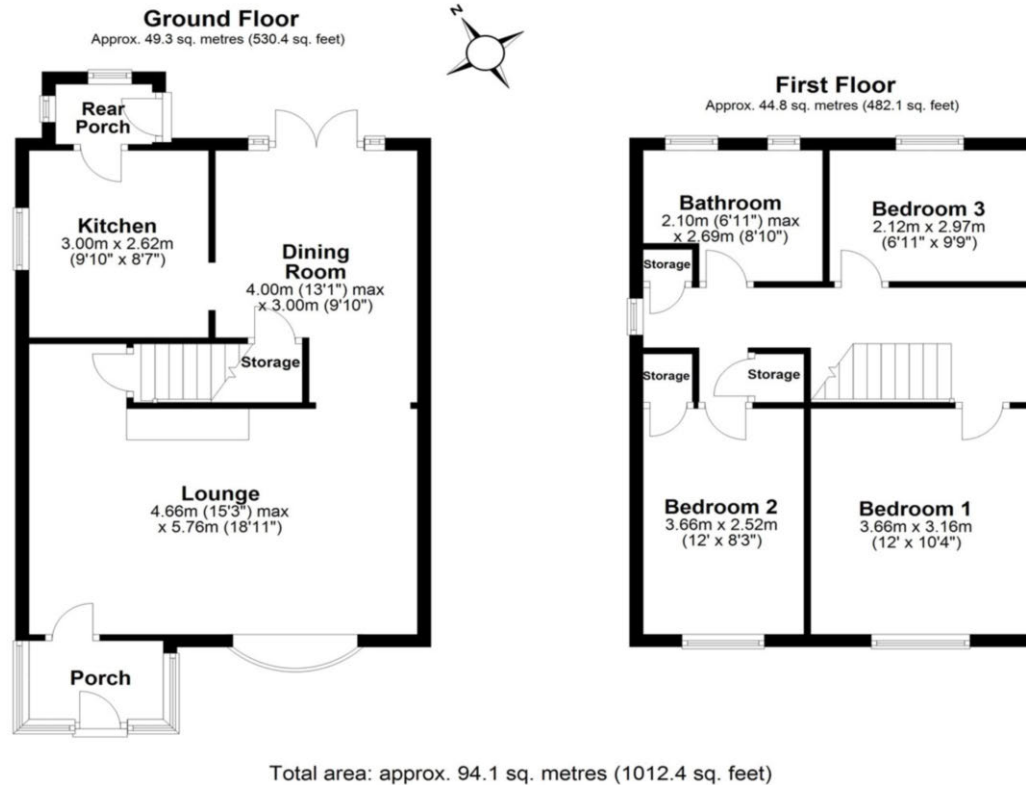
Freehold

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current D



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FRODSHAM OFFICE

01928 73977

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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