



**GASCOIGNE  
HALMAN**

HILL VIEW AVENUE, HELSBY, AN APPEALING 1930'S  
SEMI-DETACHED HOUSE IN A POPULAR AREA

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THE AREAS LEADING ESTATE AGENT



## HILL VIEW AVENUE, HELSBY, AN APPEALING 1930'S SEMI-DETACHED HOUSE IN A POPULAR AREA

**£260,000**

**A mature bay fronted semi-detached family home built in the 1930's by renowned local builders, Clare and Ryder, situated within a popular, well established area. The house offers well presented accommodation with an extension to the rear and a lovely rear garden.**



The layout includes an entrance hallway, a spacious and light through lounge and dining room and a fitted kitchen. The first floor offers three bedrooms and a bathroom that has been fitted with a large walk in shower.



The property has double glazed windows and a gas fired central heating system is installed. There is an attractive front garden and driveway parking. The enclosed rear garden includes patio areas, well stocked flower beds, a greenhouse and two garden sheds.

### LOCATION

The property is situated within a sought after area of Helsby, convenient for access to local facilities and shops including a Tesco supermarket. The house is also within a few minutes walk from Horns Mill Primary School and close to open countryside. The road, rail and motorway networks allow easy access to many parts of the North West including Chester, Warrington, Liverpool and Manchester.

### DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56, and follow into Chester Road. Continue to Helsby along Chester Road and past Helsby High School. Continue through the village and past Tesco before turning sharp left onto Robin Hood Lane. Turn first right onto Latham Avenue. Turn first right onto Hillview Avenue. The house is on the left hand side.

### TENURE

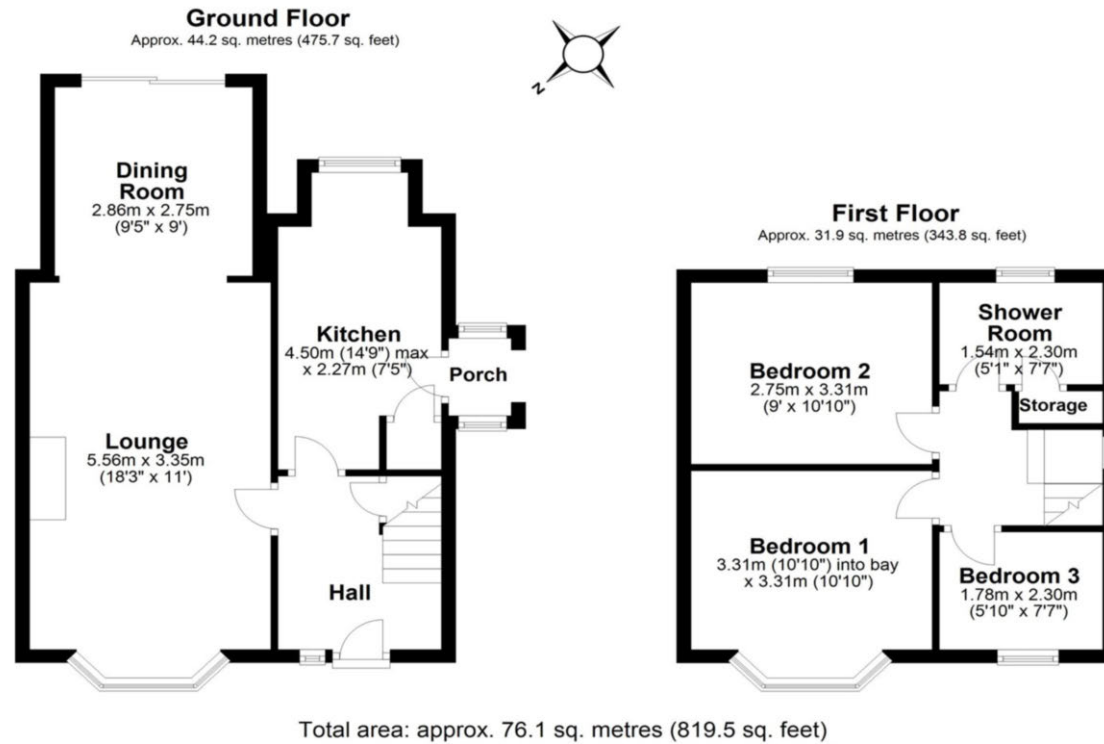
Freehold

### COUNCIL TAX

Band C. Cheshire West & Chester.

### EPC RATING

Awaited.



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