



**GASCOIGNE
HALMAN**

CROSLAND TERRACE, HELSBY, FRODSHAM, WA6
9LY

THE AREAS LEADING ESTATE AGENT



| A CHARACTER MID TERRACED PROPERTY IN A SOUGHT AFTER AREA

CROSLAND TERRACE, HELSBY, FRODSHAM, WA6 9LY

£220,000

A recently refurbished, well presented, attractive garden fronted character terraced cottage occupying an excellent position, in a well established, sought after residential area with an outlook to the front onto a wooded area.

Extensive refurbishment has been completed since 2018 and the property now offers bright and tastefully presented accommodation retaining a character feel throughout.

The ground floor includes a lounge with log burning stove. The kitchen/dining room has a smart modern kitchen with fitted units and a built in induction hob, extractor hood, built in oven, dishwasher, washing machine/dryer and a fridge/freezer. There is space for a dining table and a door leading to the walled rear courtyard garden.





The first floor offers two double bedrooms and a good sized bathroom. There are double glazed windows and a gas fired central heating system is installed with a new Worcester boiler fitted in 2021. There is off road parking to the front and an enclosed patio garden area. The walled rear courtyard offers additional outdoor leisure space.

LOCATION

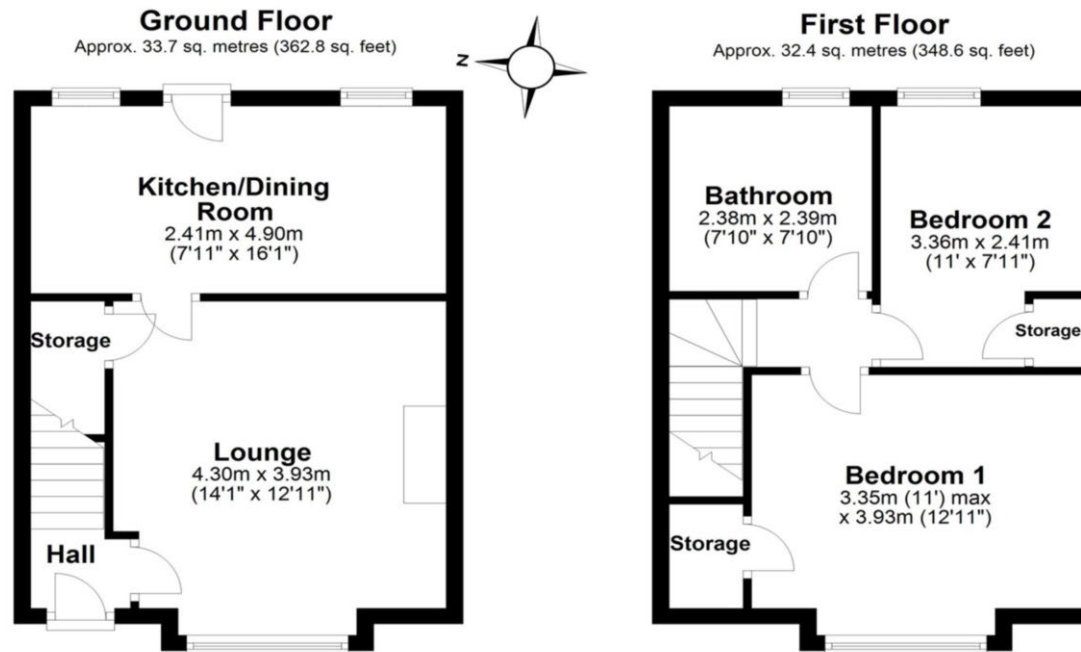
The house is situated within a popular and well established area of Helsby and has an outlook to front onto a wooded area. There are local facilities available within walking distance nearby including a Tesco supermarket and there reputable schools in the village. Open countryside is also close by with walking on Helsby Hill and The Quarry Woodland Park on the doorstep. The road, rail and motorway networks allow access to the regions commercial centres with Chester, Warrington, Liverpool and Manchester within daily commuting distance.

DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56, and follow into Chester Road. Continue to Helsby and past Helsby High School. Follow Chester Road through Helsby. Continue through the village and Crossland Terrace is on the left hand side.

TENURE

The property is Leasehold. The lease started in 1895 and runs for 999 years. Ground rent has not been collected for many years.



Total area: approx. 66.1 sq. metres (711.3 sq. feet)

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