



**GASCOIGNE
HALMAN**

THE CHESTNUTS, 122 CHESTER ROAD, HELSBY

THE AREAS LEADING ESTATE AGENT



THE CHESTNUTS, 122 CHESTER ROAD, HELSBY

£665,000

A superb late Victorian semi-detached family home of character, scale and quality offering adaptable accommodation extending to over 2700 sq ft (252 sq m). The house stands in a large secluded garden plot extending to 0.3 acres and is convenient for a wide range of local facilities and schools.

and construction of the house.

The house was built for one of the original owners of the historic Helsby Cable Works. It is clear that great care was taken and fine quality materials used in the design and construction of the house.

Many distinctive character features, typical of the late Victorian period, have been retained including panelled internal doors, coved ceilings, leaded glazing and the original stair balustrades





THE CHESTNUTS, HELSBY

Impressive Late Victorian Family Home

0.3 Acres Secluded Gardens

Substantial Accommodation

Five Double Bedrooms, Two Bathrooms

Character Features

Garage and Ample Parking

Convenient For Local Schhols

Sought After Location



THE CHESTNUTS | 122 CHESTER ROAD, HELSBY

The impressive accommodation is arranged over three floors and offers plenty of space for families and the potential for home working.

The ground floor features a spacious reception hall with a cloakroom/WC. The main lounge is a grand room with dual aspect windows and doors leading to a conservatory. There is a separate sitting room, a dining room and a large kitchen with extensive storage cabinets. The first floor offers four double bedrooms, a bathroom and separate shower room. One of the bedrooms is currently in use as a dressing room. On the second floor, there is a large double bedroom and excellent loft storage areas that offer potential for the creation of an additional bathroom. The main roof of the house was renewed in 2014. All mains services are connected and gas fired central heating is installed. Solar Photovoltaic panels were fitted in 2016 resulting in significantly lower energy costs.

The plot extends to approximately 0.3 of an acre. It is approached over a long driveway with sandstone pillared gated entrance. There is ample on site parking and turning space and a detached garage is located to the rear of the house. The walled rear garden features a patio area with an expanse of lawn extending beyond.

LOCATION

Helsby is a popular residential village located approximately 3 miles from the market town of







Frodsham. Helsby has a range of local shops and other services including library, doctors surgery and a dentist. A Tesco supermarket is within walking distance of the house. Frodsham has a wider variety of shops, restaurants, bars and a Morrison's supermarket in the centre of the town. There are good schools in Helsby including Helsby High School. The area is well placed for easy access to Chester, Manchester, Liverpool and North Wales via the extensive road network system including the M56 and M53 motorways. Travel to London via the nearby Runcorn station is less than two hours away whilst there is also a railway station in Helsby with regular direct services to Chester, Liverpool and Manchester. Leisure attractions include several golf courses, walking in Delamere Forest, Castle Park and on the nearby National Trust woodland, Helsby Hill and the Sandstone Trail.

TENURE

Freehold

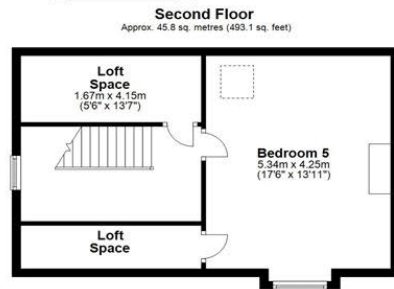
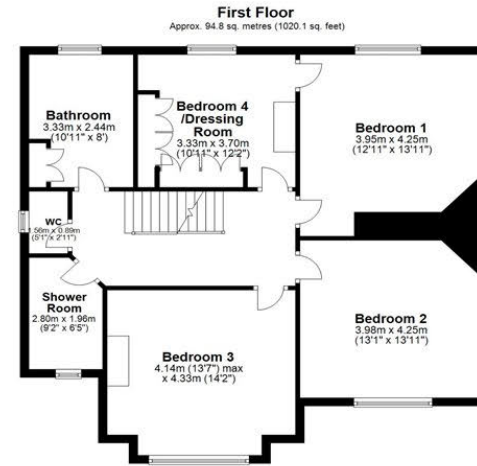
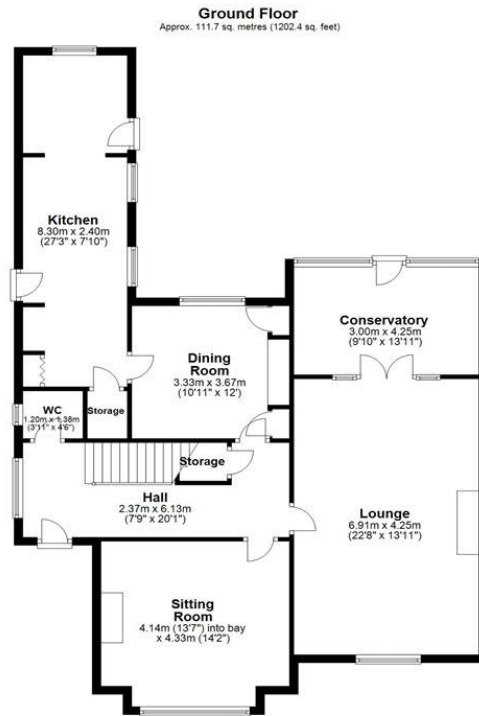
COUNCIL TAX

Band G. Cheshire West & Chester

EPC RATING

Current D



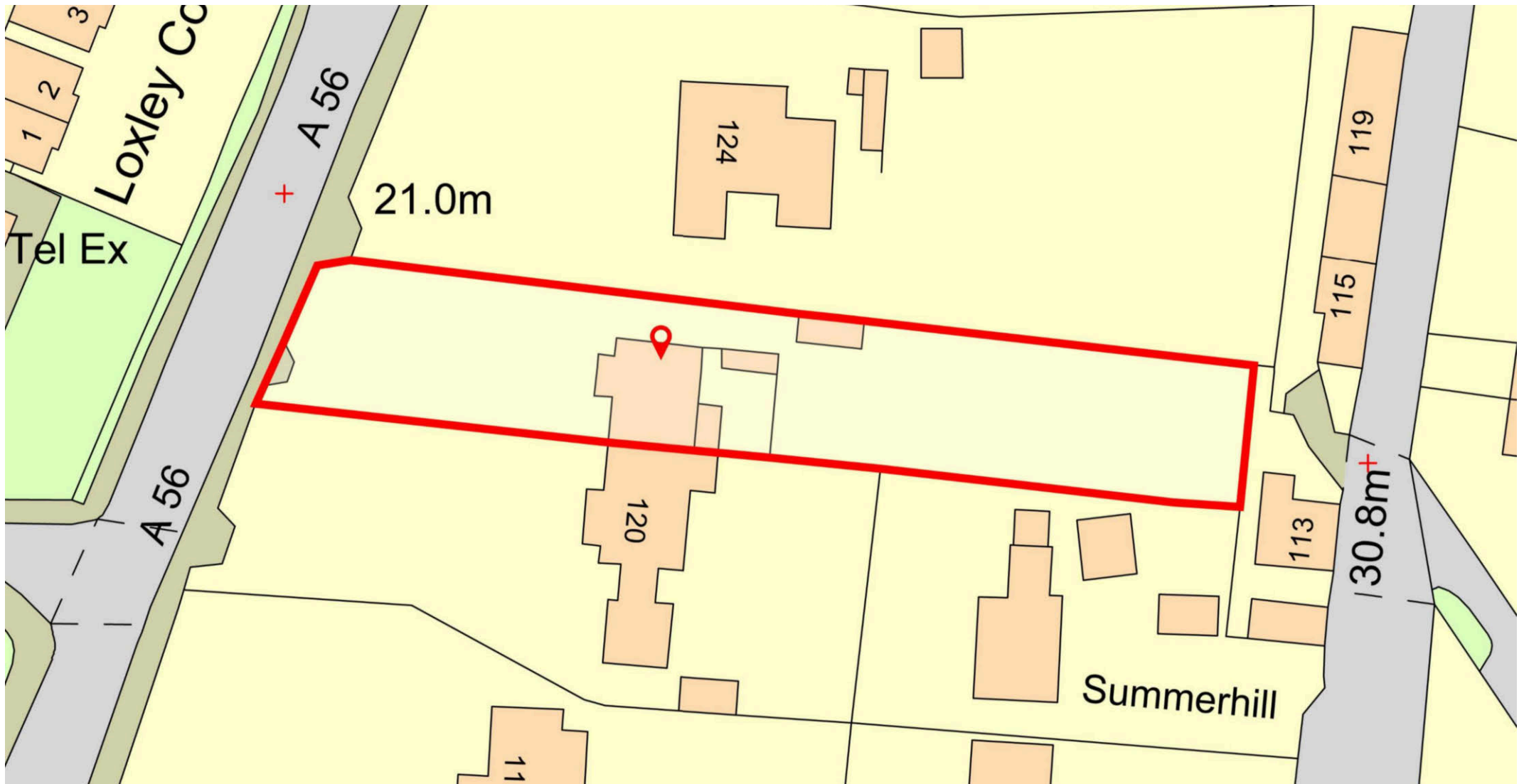


Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 16.8 sq. metres (180.8 sq. feet)



Main area: Approx. 252.3 sq. metres (2715.5 sq. feet)
Plus garages: approx. 16.8 sq. metres (180.8 sq. feet)

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