



**GASCOIGNE
HALMAN**

MARLBOROUGH DRIVE, HELSBY

THE AREAS LEADING ESTATE AGENT



| A SEMI-DETACHED FAMILY HOME IN A POPULAR LOCATION

MARLBOROUGH DRIVE, HELSBY

£220,000

A traditional 1950's built bay fronted semi-detached house in a sought after, well established area offering potential for updating and improvement.

Helsby owes much of it's heritage to a handful of builders who are collectively responsible for building the majority of the homes in the village. One such builder was Alec Garner. His work and legacy is demonstrated here in this semi-detached house displaying the quality hallmarks of his work.

This a well built house with a solid look and feel. It does offer scope for updating and cosmetic improvement but has recently has new double glazed windows fitted to most of the openings and a new central heating boiler.





The accommodation layout includes an entrance hall, lounge and dining room, kitchen, cloakroom/WC and a utility area. The first floor offers three bedrooms and a bathroom.

There is driveway parking, a metal garage and established gardens to the front and rear.

LOCATION

The house is situated within a popular and well established area of Helsby set amidst similar semi-detached family homes. A wide range of local facilities are available nearby including a Tesco supermarket within a few minutes walk and a parade of shops. There are two primary schools in Helsby plus the house lies within the catchment for Helsby High School. Open countryside is also close by and there are excellent recreational facilities in the area. The road, rail and motorway networks with local access points allow easy access to the regions commercial centres.

TENURE

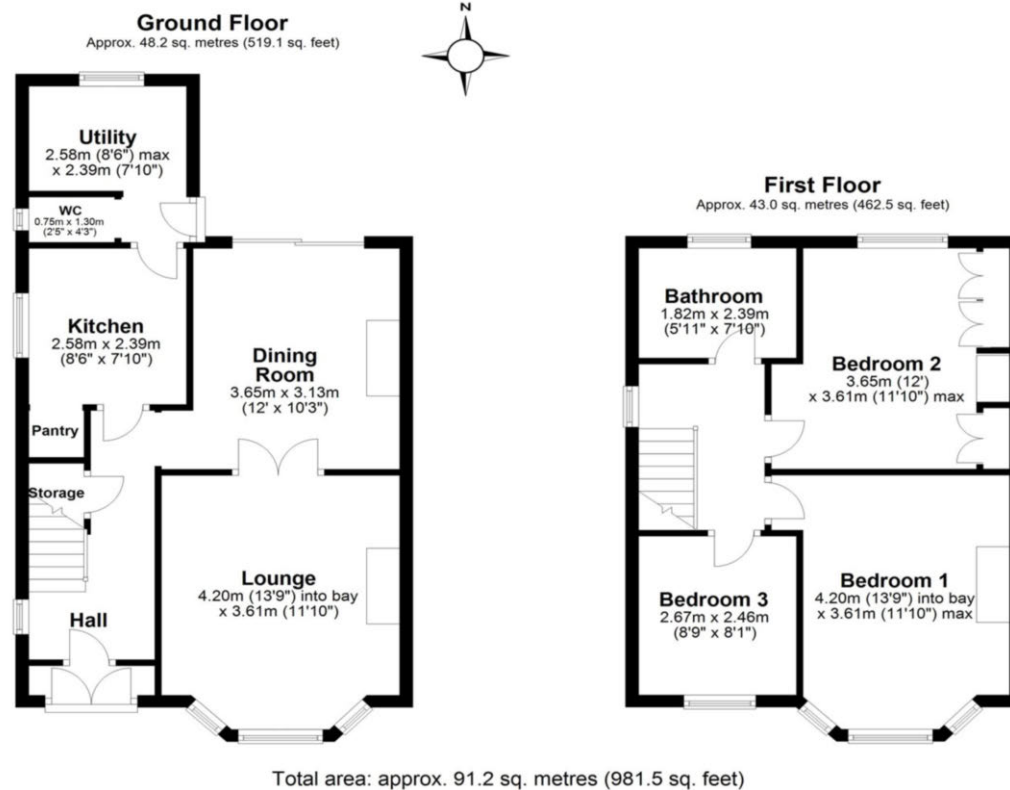
Freehold

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



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