



**GASCOIGNE
HALMAN**

BARN CROFT, HELSBY

THE AREAS LEADING ESTATE AGENT



| A DETACHED FAMILY HOME IN A POPULAR AREA OF HELSBY

BARN CROFT, HELSBY

£275,000

A detached family home offering an extended accommodation layout, set in a small cul-de-sac within a popular area of Helsby, close to Helsby Hillside Primary school and Helsby High School.

Built in the mid 1980's by Wainhomes and with only one owner since, this well designed family home has been lovingly cared for over the years but also provides new owners a chance to make it their own.

The accommodation has been extended to the rear increasing the space and flexibility of the ground floor that now provides a hallway, study/home office, a spacious lounge, separate dining room, kitchen, utility room and a cloakroom/WC.

The first floor has three bedrooms and a bathroom with modern fitted suite. There are double glazed windows and a gas fired central heating system is installed.





A brick built garage is to the side plus there is driveway parking. The secluded rear garden has a patio area and lawn.

LOCATION

The property occupies an excellent position, in a small residential cul-de-sac, within a popular part of Helsby. The house is only a few minutes walk from both Helsby Hillside Primary School and Helsby High School. Helsby borders open countryside with walks available on the doorstep on Helsby Hill and the surrounding countryside. There are local shopping facilities in Helsby including a Tesco supermarket whilst Frodsham is only a few minutes away by car or bus. The road, rail and motorway networks allow daily commuter access to the regions commercial centres.

TENURE

Freehold.

COUNCIL TAX

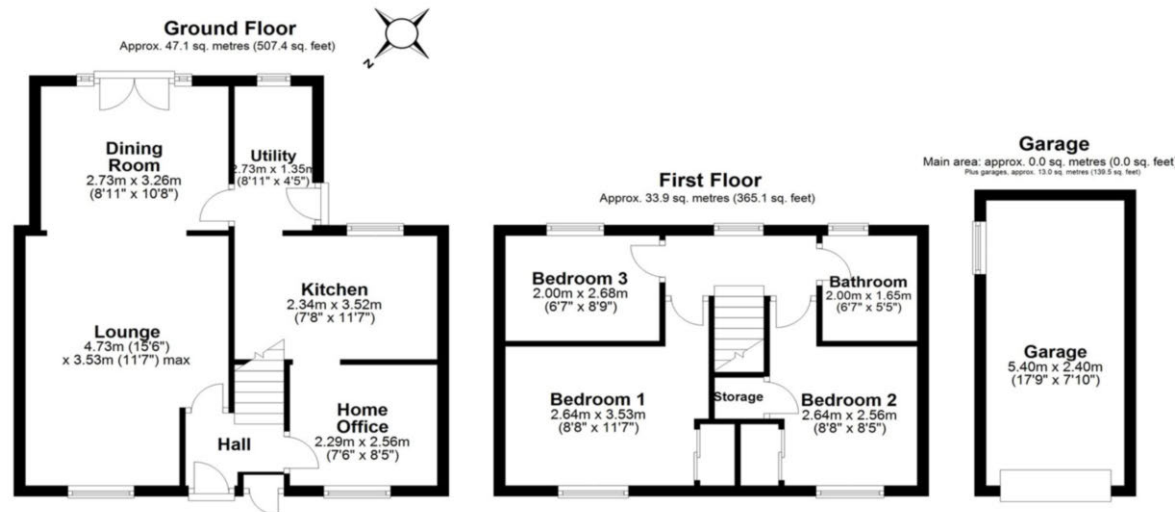
Band D. Cheshire West & Chester.

EPC RATING

Current D

SERVICES

All mains services are connected. Mains drainage.



Main area: Approx. 81.1 sq. metres (872.4 sq. feet)
 Plus garages: approx. 13.0 sq. metres (139.5 sq. feet)

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