



**GASCOIGNE
HALMAN**

CABLE DRIVE, HELSBY

THE AREAS LEADING ESTATE AGENT



| A MODERN SEMI-DETACHED HOUSE WITH SOUTH FACING REAR GARDEN

CABLE DRIVE, HELSBY

£265,000

Built in 2015, this smart and stylish semi-detached family home offers well designed accommodation with modern quality fittings throughout. It also benefits from a garage, conservatory and a good sized South facing rear garden.

The house was built by family owned building company, Lancet Homes, in 2015. It is built to an appealing modern design with a well planned accommodation layout.

The ground floor offers a spacious lounge and a kitchen/breakfast room fitted with modern units. A conservatory to the rear offers useful additional living space, currently used as a dining room. There is also a cloakroom/WC on the ground floor.





To the first floor are three bedrooms and two bathrooms, one being en-suite.

There is an attached garage and driveway parking with EV charging point. The enclosed South facing rear garden has a patio area and lawn.

LOCATION

The property is situated on a popular and maturing development in the heart of Helsby. There are a variety of shops, Tesco supermarket, doctors surgery and other local amenities nearby. Helsby offers 2 primary schools and popular Helsby High School. The road, rail and motorway networks allow access to many parts of the North West and regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

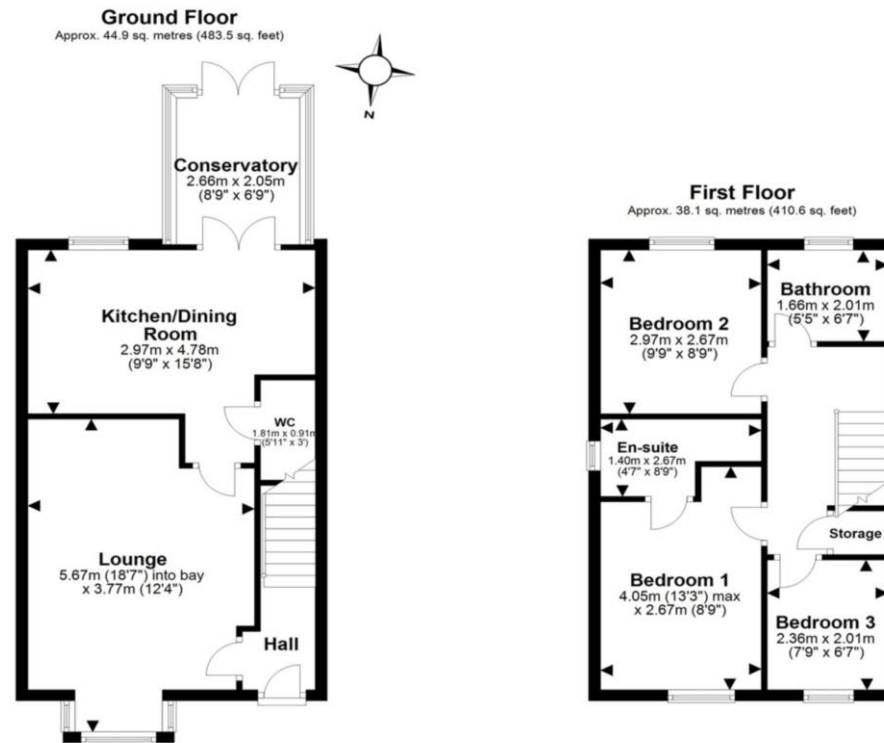
The property is Leasehold for the remainder of a 999 year term from 2015. Ground rent is payable of £250 per year.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current B.



Total area: approx. 83.1 sq. metres (894.0 sq. feet)

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