



**GASCOIGNE
HALMAN**

NEMOS CLOSE, HELSBY/ALVANLEY BORDER

THE AREAS LEADING ESTATE AGENT



| A DETACHED DORMER BUNGALOW IN A SECLUDED SETTING

NEMOS CLOSE, HELSEBY/ALVANLEY BORDER

£330,000

Tucked away in a secluded cul-de-sac, on the edge of open countryside yet close to local facilities, this detached dormer bungalow offers surprisingly spacious accommodation and a good sized plot with a home office/studio

Offered with no onward chain, the property provides a flexible accommodation layout including an entrance hall, large lounge, dining room, kitchen, ground floor bedroom/sitting room and a bathroom.

The first floor offers two further double bedrooms and an en-suite bathroom. Outside, there is a detached timber studio/home office, secluded gardens and excellent on site parking for several vehicles.





The house is positioned so it is approached from Nemos Close although the front of the house faces The Rock.

LOCATION

The location of the property could hardly be better. It is tucked away in a secluded corner of a small cul-de-sac, on the edge of Alvanley, close to the border with Helsby. This is a semi-rural setting, adjacent to open countryside and with numerous country walks on the doorstep including Helsby Hill and Quarry Woodland Park yet there are a range of local services within easy reach. Alvanley village is less than a mile away with a popular village primary school and country pub. Helsby is also nearby with a range of local facilities and shops including a Tesco supermarket. Helsby High School is only a few minutes away by car. The road, rail and motorway networks allow daily commuter access to many parts of the North West. Direct, regular rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56, and follow onto Chester Road. Continue through Helsby and past Helsby High School. Continue through the village and after passing Helsby Post Office, turn next left onto Robin Hood Lane. Bear right at the T junction and follow Robin Hood Lane. Turn left onto The Rock. At the top of the hill, at the crossroads, turn left onto Alvanley Road. Nemos Close is on the left hand side.

PLEASE NOTE

Under The Estate Agents Act 1979, we wish to notify all interested parties that the seller of this property is an associate of an employee of Gascoigne Halman Ltd.

TENURE

Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current E



Total area: approx. 125.0 sq. metres (1345.9 sq. feet)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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