



GASCOIGNE HALMAN

ROBIN HOOD LANE, HELSBY

THE AREAS LEADING ESTATE AGENT



| A UNIQUE, CHARACTER LATE VICTORIAN HOUSE
IN A LOVELY SETTING.

ROBIN HOOD LANE, HELSBY

£210,000

A unique, character late 19th Century semi-detached house with spacious accommodation, situated in a sought after, area of Helsby, close to The Quarry Woodland Park and Helsby Hill.

This attractive property is one that can be described as being characterful, quirky and perhaps unusual.

The house stands elevated from the road and is approached at the side via a cobbled track that leads to Helsby Quarry Woodland Park and Helsby Hill.

The accommodation is spacious with the ground floor offering an entrance porch with a utility/store room that could be used as a home office. An open plan kitchen/dining and living room is to the rear and a separate sitting/family room to the front.

There are two double bedrooms on the first floor and a modern bathroom and a separate WC. There are double glazed windows and a gas fired central heating system is installed.



The mature garden extends to the front and side with a yard area to the rear.

LOCATION

The property lies within a sought after area of Helsby, in a well established, non estate location set amidst an interesting mixture of character homes. Easy access is available to a number of walks with Helsby Hill and Quarry Woodland Park close by. There are a range of local shops and services catering for many day to days needs and a Tesco supermarket is only a few minutes walk away. The road, rail and motorway networks allow commuter access to the regions commercial centres.

DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56, and follow onto Chester Road. Continue to Helsby and past Helsby High School. Follow Chester Road through Helsby and past Helsby Post Office before turning left onto Robin Hood Lane. At the T junction, the property is almost directly ahead. Parking is available close to the house, on Robin Hood Lane.

TENURE

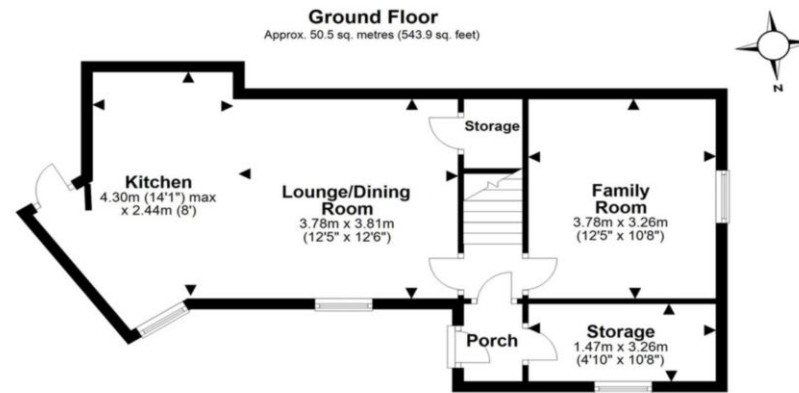
Freehold

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 86.3 sq. metres (929.1 sq. feet)

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