



**GASCOIGNE  
HALMAN**

WADDA HEY, 124 OLD CHESTER ROAD, HELSBY,  
FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## WADDA HEY, 124 OLD CHESTER ROAD, HELSBY, FRODSHAM

£765,000

**A substantial, individual detached family home, built in 1926, offering superbly presented accommodation, standing in secluded mature gardens, adjacent to Helsby Hill.**

The roaring 20's was a time when houses in the UK were built to last. Wadda Hey is a great example of the period. It has the hallmarks of a fine quality home built by craftsmen using the best materials.



It has Arts and Crafts and Art Deco architectural design influences and a solid look and feel. It has been updated and subject to significant investment during our clients 17 years in residence whilst care has been taken to retain character features including parquet and wood strip floors, panelled internal doors, deep skirting boards, coved ceilings and picture rails.



## WADDA HEY

Character Detached Family Home

Built in 1926

Built Using Quality Materials

Large Mature Gardens

Adjacent To Helsby Hill

Spacious Accommodation

Four Bedrooms and Two Luxury  
Bathrooms

Large Garage and Ample Parking

Gated In and Out Driveway

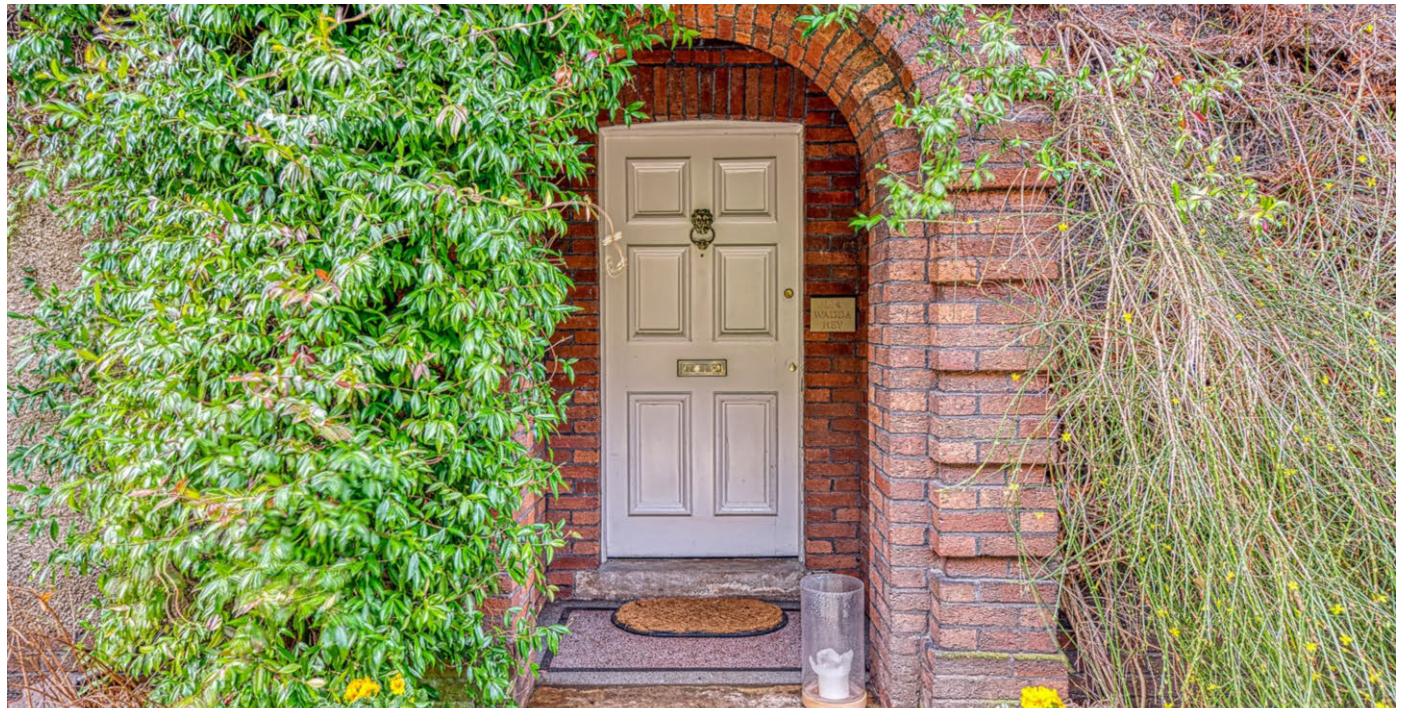
WADDA HEY, 124 OLD CHESTER ROAD | HELSBY, FRODSHAM

The accommodation is light and spacious and all the rooms are of excellent proportions. A welcoming entrance hall has a cloakroom and WC off and stairs to the first floor with an oak and glass balustrade. The large lounge has windows overlooking the rear garden and a door opening to a covered verandah. A separate reception room can be used for formal dining or as a further sitting room or study and the large open plan kitchen/dining room has modern units and quality built in appliances. There is a separate utility/boot room.

On the first floor, an impressive main bedroom has a large, luxuriously re-fitted en-suite shower room. There are three further good sized bedrooms and a luxury family bathroom. There are double glazed windows and gas fired central heating is installed.

The house is set back from the road behind a mature sandstone walled garden. Double gates open to an in and out block paved driveway and there is a large garage with electrically operated door. The large mature rear garden is a delight offering year round interest and colour. It is arranged over three levels and has a private West facing aspect and views beyond. There is a paved terrace to the immediate rear, partly canopied and a perfect spot for enjoying sunset drinks. Steps lead down to an area of lawn and a further lower level is ideal for use as a vegetable plot or play area.







## LOCATION

The property is situated within one of the most sought after areas of Helsby, in a mature and private position adjacent to Helsby Hill. There is excellent walking on the doorstep, on Helsby Hill and The Quarry Woodland Park. The village offers a range of local shops, services and a Tesco supermarket whilst Frodsham is only a few minutes away by car. Highly rated Helsby Hillside Primary School and Helsby High School are both within walking distance. There are excellent recreational and leisure facilities in the area with a number of sports and leisure clubs. The road, rail and motorway networks allow access to many parts of the North West. Regular, direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester



## TENURE

Freehold

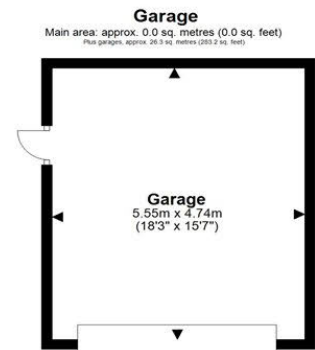
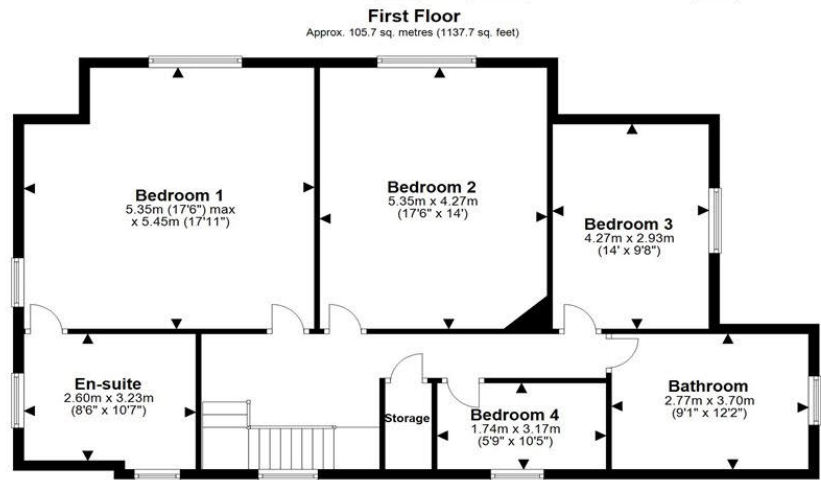
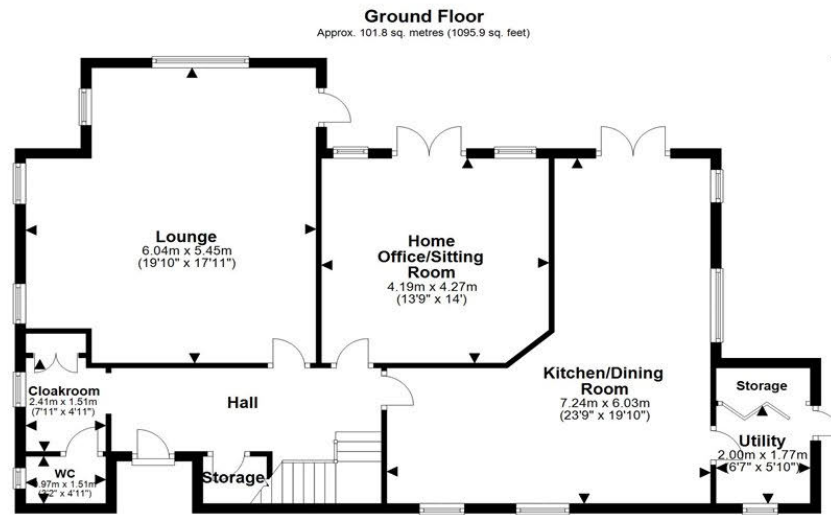
## COUNCIL TAX

Band G. Cheshire West & Chester

## EPC RATING

Current E.





Main area: Approx. 207.5 sq. metres (2233.6 sq. feet)  
Plus garages: approx. 26.3 sq. metres (283.2 sq. feet)

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