



**GASCOIGNE  
HALMAN**

OLD CHESTER ROAD, HELSBY

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THE AREAS LEADING ESTATE AGENT



## OLD CHESTER ROAD, HELSBY

**£685,000**

**A character detached family home in a much sought after location with extended, meticulously refurbished high quality accommodation.**

This is a detached family home that really does impress in many ways.

First off, it is in a great location, with panoramic views to the front. In addition, it is within strolling distance of popular schools and open countryside and it has a character, traditional look. The next highlight is the spacious, modern interior with a fabulous open plan layout with high quality fittings throughout.

The house was completely refurbished and extended in 2019. The quality of the works and attention to detail is evident throughout. Pull up outside and you'll be drawn to the stunning oak porch and bespoke front. Once inside, there is a feeling of space and light enhanced by tasteful decor and Amtico herringbone pattern oak style flooring.



## Foxfields, Helsby

A Character Detached Family Home

Prime Residential Location

Extended and Completely Refurbished  
in 2019

High Quality Interior

Luxury Fittings Throughout

Hugely Impressive Open Plan  
Living/Kitchen

Bespoke Tom Howley Hand Painted  
Kitchen

Four/Five Bedrooms and Two  
Bathrooms

Close to Popular Schools

Private Rear Garden

Ample Driveway Parking

Open Views to The Front

OLD CHESTER ROAD, HELSBY

**COMMENT FROM ANDREW HAYES OF GASCOIGNE HALMAN**

The unquestionable highlight is the open plan kitchen/dining and living room. It is over 31' long and 27' wide - a fabulous space for family life and for entertaining. There are bi folding doors onto the gardens and Velux windows allowing natural light to flood in. The room has plenty of space for distinct areas devoted to dining and everyday living and features a contemporary log burning stove and even has a swing!

The bespoke kitchen was custom built by Tom Howley Kitchens. It has a range of hand painted cabinets with quartz worktops. A Kohler enamelled cast iron sink has Quooker boiling water and filter water taps, there is an integrated Falcon range cooker, extractor hood, larder fridge and freezer and a built in dishwasher. A separate utility room has space for laundry appliances and further storage and there is a cloakroom/WC.

The ground floor also has a separate lounge (used currently as a playroom) and a study/potential fifth bedroom.

The first floor offers four good sized bedrooms and two luxury bathrooms, one being en-suite. The house has double glazed windows and gas fired central heating is installed. In 2019, a new boiler was installed and the house was also rewired.

There are mature gardens to the front and rear



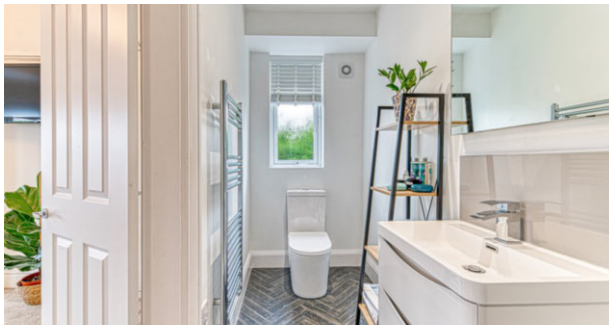




with extensive parking available to the front. The rear garden enjoys a good degree of privacy and a sunny Westerly aspect.

### **LOCATION**

The house is situated within one of the most popular areas of Helsby, close to Helsby Hill, open countryside and within a short walk of Hillside Primary School and Helsby High School. There are local shops and a large Tesco supermarket in the village. Frodsham is just under 2 miles away with a wider range of shops and facilities. The road, rail and motorway networks allow access to the regions commercial centres. Direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.



### **TENURE**

Freehold

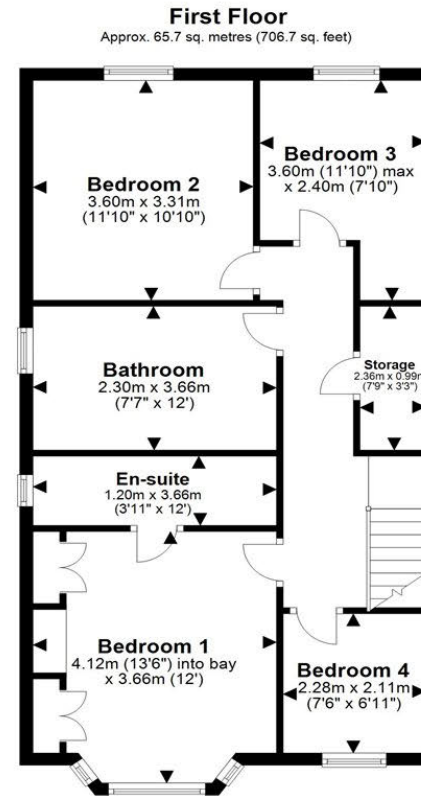
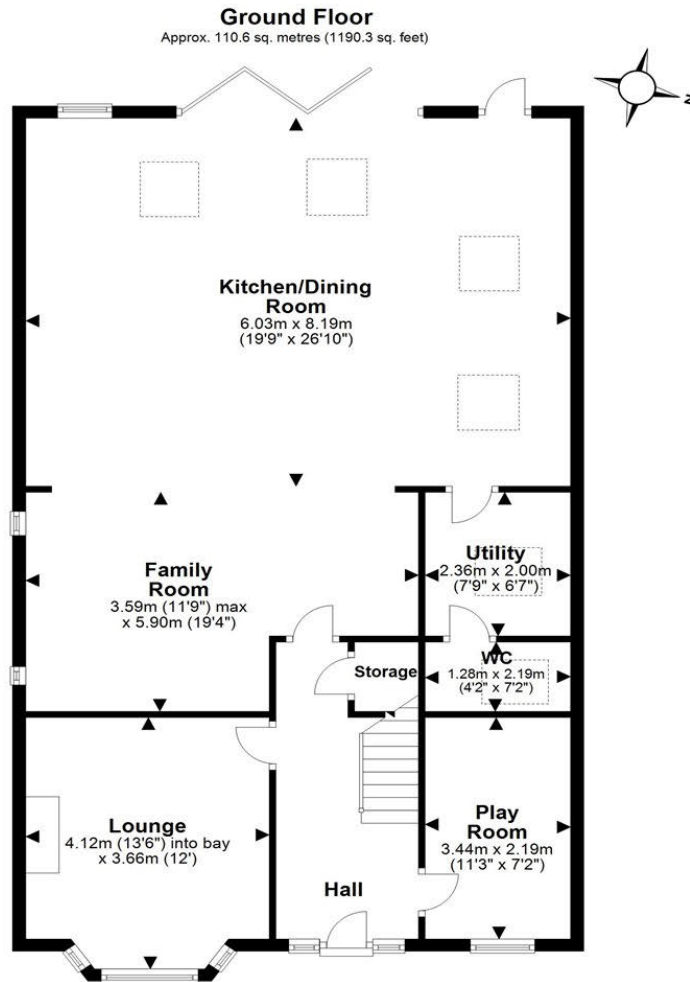
### **COUNCIL TAX**

Band E. Cheshire West & Chester.

### **EPC RATING**

Awaited.





Total area: approx. 176.2 sq. metres (1897.1 sq. feet)

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