



**GASCOIGNE
HALMAN**

LYNDHURST, CRESCENT DRIVE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



LYNDHURST, CRESCENT DRIVE, HELSBY, FRODSHAM

£425,000

A distinctive, elegant and characterful period house built in the late 1920s/early 1930s to a appealing, unique design, offering exciting potential for updating and modernisation.

The property has been in the same ownership for many decades and it has been much loved and cared for over the years. It could be enjoyed by new owners from day one but also offers great potential for improvement, updating and alteration.

Character features remain throughout the house including panelled doors, exposed natural wood floors, ceiling beams and the original servants' bell indicator. The decor and style gives the house a warm and welcoming feel.





The accommodation extends in total to over 1500 sq ft (140 sq m). The ground floor offers a large and inviting reception hall, two spacious living rooms, good sized kitchen/dining room, rear hallway/utility and a bathroom.

The first floor offers four bedrooms and an en-suite shower area. There are useful eaves storage spaces.

Gas fired central heating is installed.

The outside space continues to impress as the gardens are a delight. It is a good sized plot with the house set back from the road. There is a long driveway leading to a double garage. The mature, well stocked gardens include an array of shrubs and trees, large lawn and flower beds. There are uninterrupted views to Helsby Hill from the rear garden.

LOCATION

The property is located within a very well regarded area of Helsby, set amidst a selection of quality family homes. The position is convenient for access to a range of local services and popular schools including Helsby Hillside Primary School and Helsby High School. Helsby Hill is a few minutes walk away and offers excellent walking plus access to The Sandstone Trail and to Delamere Forest. The road, rail and motorway networks allow access to many parts of the North West with Chester, Warrington, Liverpool and Manchester all within daily commuting distance.

TENURE

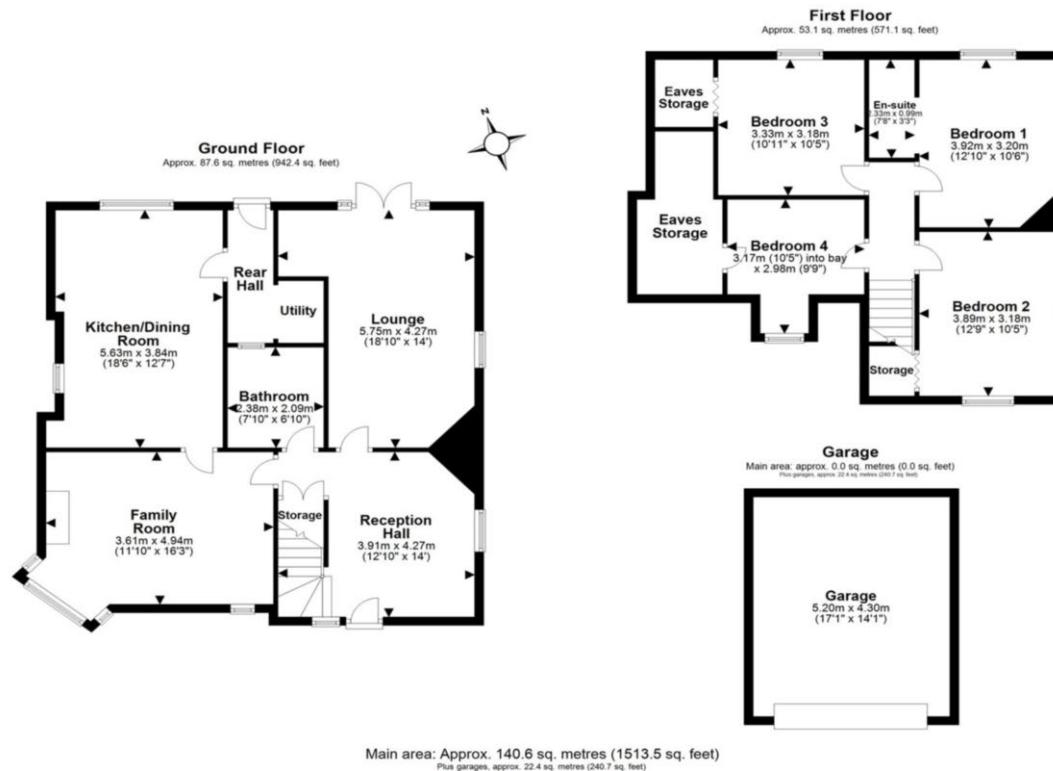
Freehold

COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Awaited



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FRODSHAM OFFICE

01928 739777
frodsham@gascoignehalman.co.uk
 Pollard Building, Church Street, Frodsham, WA6 7DW

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