



**GASCOIGNE
HALMAN**

LODGE HOLLOW, HELSBY

THE AREAS LEADING ESTATE AGENT



| AN ATTRACTIVE DETACHED HOUSE WITH
EXTENDED OPEN PLAN LAYOUT

LODGE HOLLOW, HELSBY

£285,000

A superbly presented detached house offering extended open plan living, a private sunny rear garden and a great position, in a popular area of Helsby.

This detached house was built in the mid 1980's to an attractive design with mellow brick walls and Tudor style timber relief. The layout has been substantially enlarged in recent years with the addition of a wrap around ground floor extension creating an excellent open plan kitchen/dining/living space plus utility room and shower room.





The space is light and bright with Velux windows and bi folding doors making for seamless connection to the sunny and private rear garden. There are stylish modern units and built in appliances. The first floor offers three bedrooms and a modern bathroom.

Double glazed windows are fitted and a gas fired central heating system is installed.

A brick built garage is located to the rear with driveway parking.

LOCATION

The house is situated at the end of a popular residential cul-de-sac within a sought after area of the village, within walking distance of a range of local shopping facilities and excellent schools including Helsby Hillside Primary School and Helsby High School. The property is also close to Helsby Hill and open countryside with some great local walks. The road, rail and motorway networks allow access to the regions commercial centres. Regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

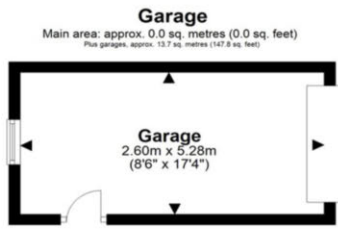
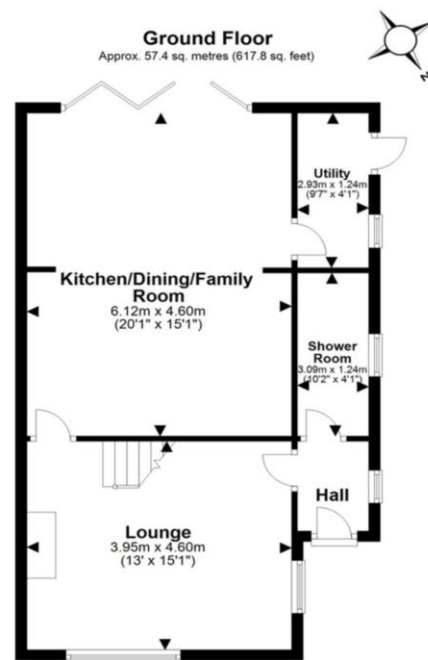
Freehold

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



Main area: Approx. 88.4 sq. metres (951.6 sq. feet)
Plus garages, approx. 13.7 sq. metres (147.8 sq. feet)

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