



**GASCOIGNE
HALMAN**

89 ROBIN HOOD LANE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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£280,000

An extensively refurbished semi-detached family home enjoying a corner position within a sought after non-estate position and offering beautifully presented accommodation.

In the past 5 years, the property has benefitted from complete and comprehensive refurbishment including a kitchen extension, full electrical re-wire, new plumbing and heating systems, new quality kitchen and bathroom fittings, new double glazed windows and doors, new oak interior doors.





The accommodation is beautifully presented throughout and includes an entrance hall, lounge, open plan kitchen/dining/living room, three bedrooms and a shower room.

There is a detached garage to the rear and driveway parking plus gardens to three sides with lawns and patio areas.

LOCATION

The house is situated within a popular, non-estate area of Helsby, set amidst other detached and semi-detached family homes. A wide range of local facilities are available nearby including a Tesco supermarket within a few minutes walk and a parade of shops. There are two primary schools in Helsby plus the house lies within the catchment for Helsby High School. Open countryside is also close by with walking on Helsby Quarry and Hill and there are excellent recreational facilities in the area. The road, rail and motorway networks with local access points allow easy access to the regions commercial centres.

TENURE

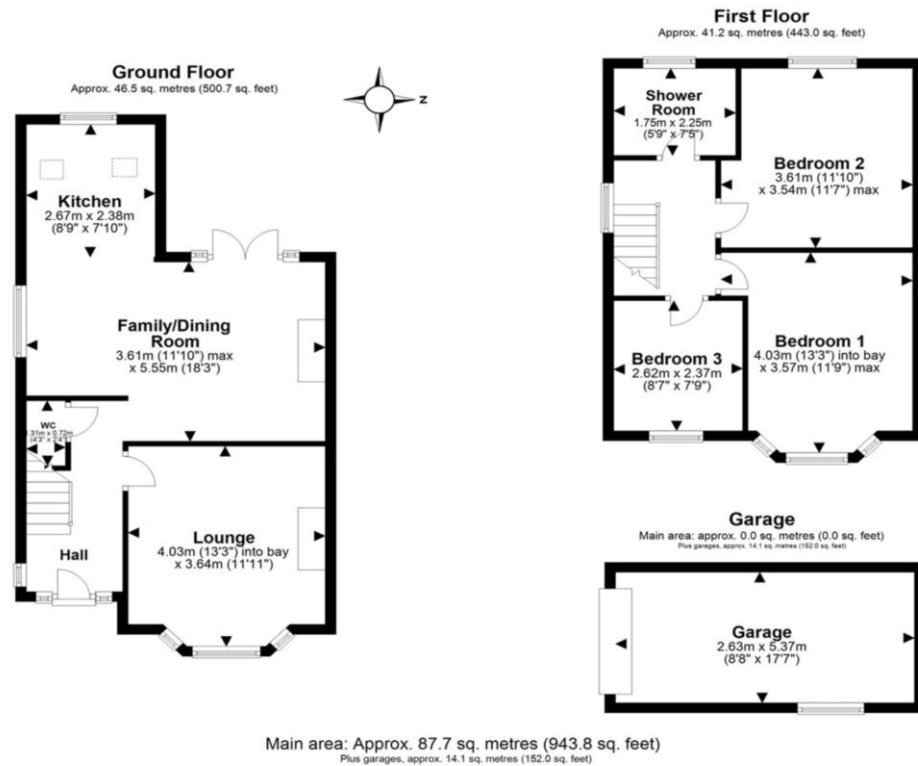
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D.



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