



**GASCOIGNE
HALMAN**

LATHAM AVENUE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



LATHAM AVENUE, HELSBY, FRODSHAM

£235,000

A traditional, mature semi-detached family home retaining offering exciting potential for updating and modernisation situated within a popular residential area with private gardens backing onto a natural wooded area.

The property was built by reputable local builders, Clare and Ryder, in the 1950's. It retains character and has traditional feeling of quality with original parquet floors through the living rooms and hallway.

Viewers will see that the house is in need of complete modernisation but this is reflected in the competitive asking price and will allow the new owners to make it their own.





The internal space is good with a spacious entrance hallway, cloakroom/WC, two separate living rooms, a breakfast room and kitchen. The first floor offers three good sized bedrooms and a spacious bathroom.

Driveway parking is available to the front and there is a garage to the side although the narrow width of the driveway limits access. The property enjoys a lovely rear garden that offers an impressive amount of space to work with. It offers a lawn and patio and backs onto an old disused railway line that is now an area of natural woodland.

LOCATION

The property is set within a well established and popular area of Helsby and backs on to an old, disused rail line, now an area of natural woodland teeming with bird and wildlife. Horns Mill Primary school is nearby and the property is within catchment for Helsby High School. There are shops and other services within Helsby including a Tesco supermarket. Frodsham with its historic street market each Thursday is only ten minutes away by car. Helsby also borders open countryside with country walks available on Helsby Hill and The Sandstone Trail nearby and while Delamere Forest is only a few miles away. The M56 and M53 are minutes away allowing access to many parts of the North West and North Wales. Helsby Station has regular direct rail services to Chester, Warrington, Liverpool and Manchester.

TENURE

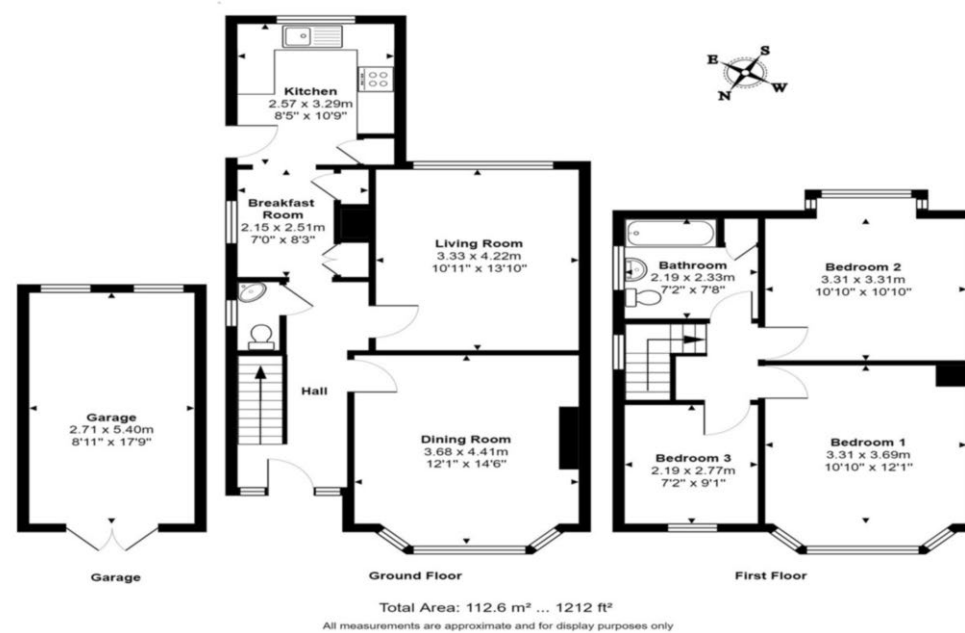
Freehold.

COUNCIL TAX

Band C. 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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