



**GASCOIGNE  
HALMAN**

THE BEECHES, HELSBY

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THE AREAS LEADING ESTATE AGENT



## THE BEECHES, HELSBY

**£465,000**

**An individual detached bungalow enjoying a prime position within an secluded and select cul de sac in a much sought after position, close to Helsby Hill and popular local schools.**

This one off detached bungalow stands on a slightly elevated plot that leads to a high level of privacy and attractive views to the front. The well presented accommodation includes an entrance hallway and cloakroom, a combined lounge/dining room, smart modern kitchen, master bedroom with an en-suite shower room, two further bedrooms and a bathroom. There are double glazed windows and a gas fired central heating system is installed.





There is a wide driveway that provides ample parking space leading to a detached, brick built double garage. There are easy to manage gardens to the rear and side with lawn and patio area.

### **LOCATION**

The property is within a well established and sought after area of Helsby, ideally placed for access to local facilities and Helsby Hill. There are popular schools within walking distance including Helsby Hillside Primary School and Helsby High School. There are local shops in Helsby and a Tesco supermarket whilst Frodsham is only a few minutes away by car. Helsby borders open countryside and Helsby Hill offers some lovely walking. The road, rail and motorway networks allow access to many parts of the North West and beyond. Helsby Rail Station is a few minutes walk from the property and offers regular direct services to Chester, Warrington, Liverpool and Manchester.

### **DIRECTIONS**

From the centre of Frodsham, proceed along Main Street, A56, and follow into Chester Road. Continue to Helsby and past Helsby High School. Continue past St Paul's Church and then turn second left onto The Beeches. The property is on the right.

### **TENURE**

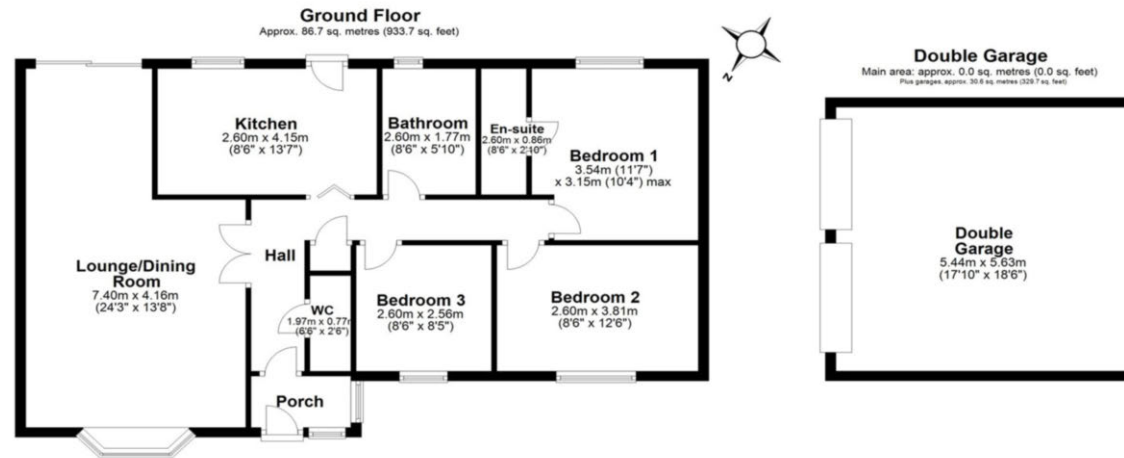
The property is leasehold for the residue of an initial 999 year term from 1879. A nominal ground rent is payable although hasn't been collected in recent years.

### **COUNCIL TAX**

Band E. Cheshire West & Chester.

### **EPC RATING**

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Main area: Approx. 86.7 sq. metres (933.7 sq. feet)  
Plus garages, approx. 30.6 sq. metres (329.7 sq. feet)

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## FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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