



**GASCOIGNE
HALMAN**

PRIMROSE LANE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



PRIMROSE LANE, HELSBY, FRODSHAM

£425,000

A detached bungalow offering superbly presented, extended and improved accommodation, enjoying an attractive position, on the edge of Helsby with views over open countryside to the front.

This detached bungalow offers accommodation well suited to families or downsizers alike. It is immaculately presented throughout and the layout provides a spacious open plan living room and dining room, fitted kitchen and a superb conservatory.



The bedrooms are private from the living rooms and include a large main bedroom with a smart en-suite bathroom and there are two further double bedrooms with another family bathroom. The property has double glazed windows and gas fired central heating is installed.



The property stands well back from the lane with a green and leafy aspect. There is a wide Indian stove paved driveway leading to a single garage and there is additional parking with space to park multiple vehicles. The secluded rear garden features Indian stone patio and gravel areas with a lawn and well established borders beyond.

LOCATION

The property is located on the edge of Helsby, adjacent top open countryside. A wide range of local facilities are within easy reach including a popular primary school and Helsby High School. There are local shops and a large Tesco supermarket just a few minutes away. The road, rail and motorway networks allow access to many parts of the North West with Junction 14 of the M56 motorway nearby. Regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester. .

TENURE

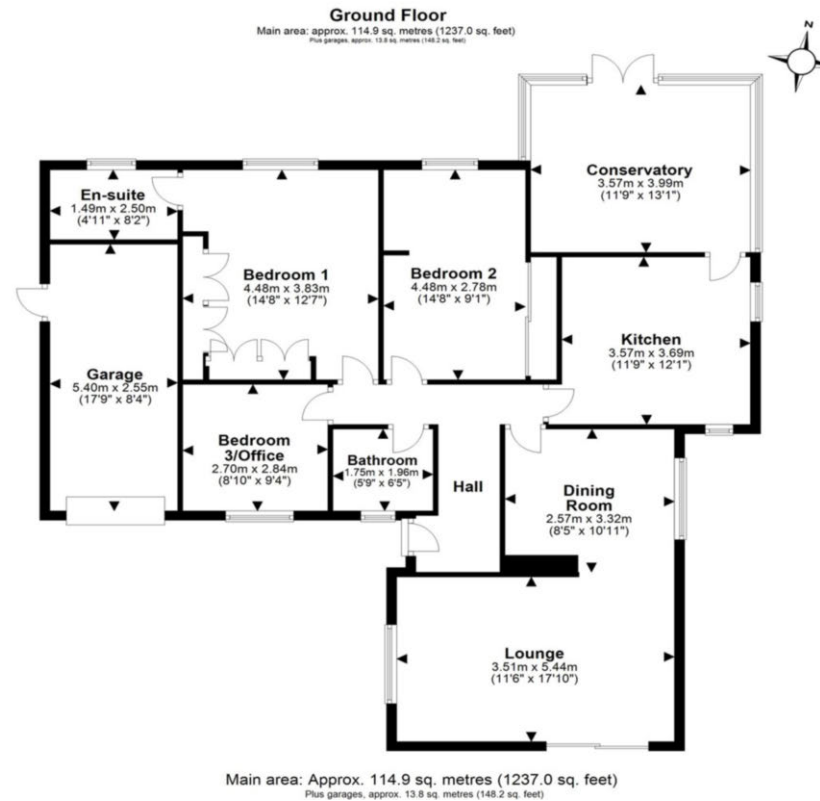
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current D.



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