



**GASCOIGNE  
HALMAN**

CROSLAND TERRACE, HELSBY

---

THE AREAS LEADING ESTATE AGENT



| A BEAUTIFULLY REFURBISHED CHARACTER END TERRACED COTTAGE

## CROSLAND TERRACE, HELSBY

**£245,000**

**This character end terraced cottage has been meticulously renovated with no expense spared and attention to detail throughout. It offers high quality fittings, superb interior styling and beautiful decor make this a home ready for new owners to enjoy from day one.**

It is instantly apparent on arrival that this property is something very special.

In 2020/2021, the property was subject to back to bare brick restoration with the works being completed to the highest of standards. Care has been taken at every step to retain or add character features where possible, an example of which is the beautifully restored Victorian front door.





A host of fine features adorn the house including herringbone pattern engineered wooden flooring to the living room and hall, Indian limestone flooring to the kitchen, ornate Rococo central heating radiators, a custom built solid beech kitchen, hand painted with Farrow and Ball paints and topped with Italian Antolini quartz worktops, Victorian style bathroom fittings, new interior doors and fittings.

In addition to the extensive list above, the house has been rewired, replumbed, repointed, a damp proof course installed, a kitchen extension with bi-folding doors, the rear yard wall has been rebuilt, the yard repaved and the front garden landscaped.

#### **LOCATION**

The house is situated within a popular and well established area of Helsby and has an open outlook to front onto a small wooded area. There are local facilities available nearby including a Tesco supermarket and reputable schools in the village. Open countryside is also close by with walking on Helsby Hill on the doorstep. 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**

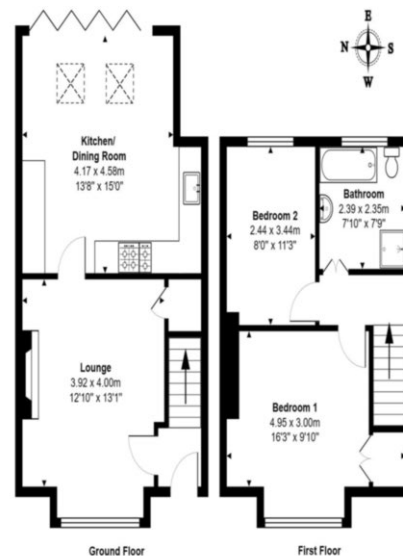
The property is Leasehold for a term of 999 years from 1895. A fixed ground rent of £3 per is payable but hasn't been collected for some years.

#### **COUNCIL TAX**

Band B. Cheshire West & Chester.

#### **EPC RATING**

Current D.



All measurements are approximate and for display purposes only  
Total Area: 76.5 m<sup>2</sup> ... 824 ft<sup>2</sup>

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE  
HALMAN**