



**GASCOIGNE
HALMAN**

VALE GARDENS, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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£285,000

An attractive semi-detached bungalow set within a small, well established cul-de-sac, with view to Helsby Hill. The property offers well planned and easy to manage accommodation with convenient level access at the rear, private garden and garage.

Built in the mid 1980's, this semi-detached bungalow provides accommodation that will appeal to families and couple alike. The setting is ideal, in a small cul-de-sac, within walking distance of local shop and schools, bus services and the rail station.





The layout of the property includes a spacious open plan lounge/dining room and a fitted kitchen. There are three bedrooms and two bathrooms, the main bedroom with an en-suite shower and a separate wetroom. The property has double glazed windows and a gas fired central heating system in installed.

Level access is available at the rear with double gates opening to a parking area. There is also additional driveway parking in front of the detached brick built single garage. The rear garden is secluded and low maintenance with paved areas, rockery, ornamental pond and fruit trees.

LOCATION

The property enjoys an excellent corner position and forms part of a small residential cul-de-sac in a popular and well established area of Helsby. There are local shops and facilities within walking distance plus a Doctors surgery and Library. Good schools are nearby, there are excellent leisure facilities in the area plus walking on Helsby Hill and The Sandstone Trail. Frodsham is a short car or bus ride away with historic street market held each Thursday. The road, rail and motorway networks allow access to the regions commercial centres. Regular rail services connect Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

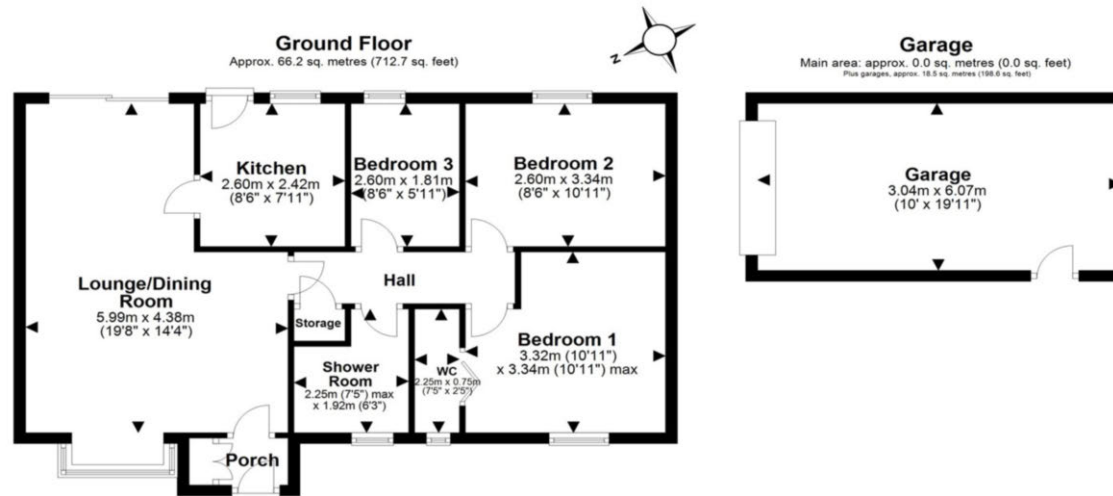
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current C



Main area: Approx. 66.2 sq. metres (712.7 sq. feet)
Plus garages, approx. 18.5 sq. metres (198.6 sq. feet)

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