



**GASCOIGNE
HALMAN**

MILL RISE, HELSBY

THE AREAS LEADING ESTATE AGENT



| A SMART, SPACIOUS FAMILY HOME IN A POPULAR AREA OF HELSBY

MILL RISE, HELSBY

£385,000

A stylish and well designed townhouse forming part of an exclusive development of just nine similar homes, in a popular area of Helsby.

The house offers genuinely spacious and adaptable accommodation arranged over three floors and extending to over 1600 sq ft (153 sq m) plus a large double garage.

The accommodation layout includes, to the ground floor, an entrance hall with cloakroom/WC, a spacious open plan kitchen/breakfast room with separate utility room and a ground floor reception room that can be used as a family room, study or dining room if required.





On the first floor, there is a spacious lounge and the main bedroom with an en-suite shower room. The second floor provides three further good sized bedrooms and a family bathroom. An attached double garage has an electrically operated up and over door for convenient access and there is driveway parking. A secluded lawned garden is to the rear.

LOCATION

The position of the property affords a degree of privacy and seclusion whilst being only a short walk from the centre of Helsby and Helsby Hill. There are popular schools within walking distance and a range of shops in Helsby catering for most day to day needs. The historic market town of Frodsham, which offers a wide range of shops, bars and restaurants, is only a short drive away.

The road, rail and motorway networks offer fantastic commuter links to the commercial centres of the North West. Regular direct rail services run from Helsby 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. Mill Rise is on the left hand side.

TENURE

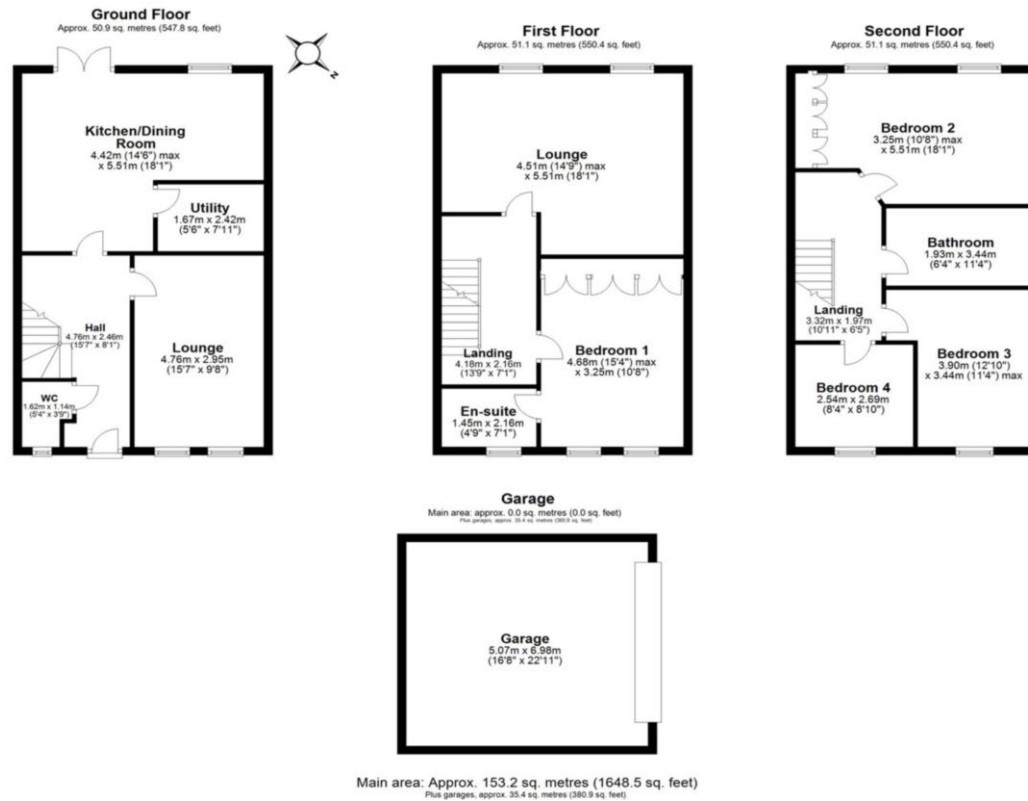
The property is Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current C.



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FRODSHAM OFFICE

01928 739777

frodsham@gascoignealman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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