



**GASCOIGNE
HALMAN**

CRESCENT DRIVE, HELSBY

THE AREAS LEADING ESTATE AGENT



CRESCENT DRIVE, HELSBY

Offers Over £250,000

A semi-detached family home in a sought after area of Helsby, owned and occupied by only one family since the late 1950's. It now provides an exciting opportunity for new owners to invest and create a home to their own taste and style.

This is an attractive, traditional home built in around 1921 that has been occupied and enjoyed by the present owners since the late 1950's. It now offers great potential for full modernisation, allowing the new owners to make it their own.

The accommodation is spacious and retains a character feel. The ground floor offers a welcoming hallway, two separate living rooms, a kitchen and downstairs WC. To the first floor, there are three bedrooms and a bathroom.



The generous gardens extend to three sides with a wide frontage, driveway parking and a single garage. There is also a private garden at the rear.

Please note: It is our understanding that this property is not registered at the Land Registry which is the case with a significant proportion of property and land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

LOCATION

The property enjoys an excellent position, in a well established, much sought after non estate area. It is set amidst a selection of quality family homes and has views to Helsby Hill to the front. The position is convenient for access to a range of local with a parade of shops nearby. Popular schools including Helsby Hillside Primary School and Helsby High School and within easy reach. Helsby Hill is at the top of the road and offers excellent walking plus access to The Sandstone Trail and to Delamere Forest. The road, rail and motorway networks allow access to many parts of the North West with Chester, Warrington, Liverpool and Manchester all within daily commuting distance.

TENURE

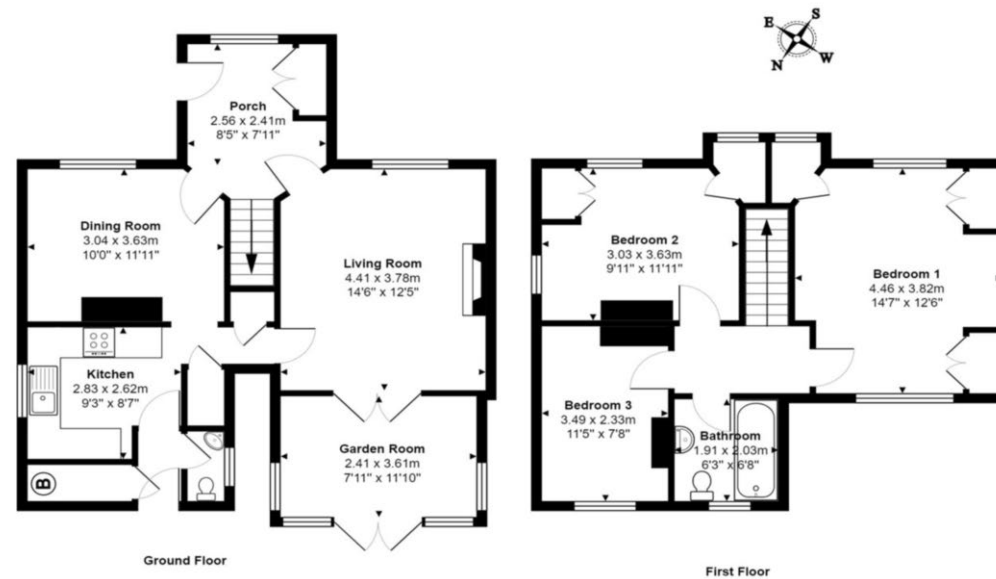
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



All measurements are approximate and for display purposes only
 Total Area: 108.8 m² ... 1172 ft²

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.

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