



**GASCOIGNE  
HALMAN**

RYDAL GROVE, HELSBY, FRODSHAM

---

THE AREAS LEADING ESTATE AGENT





## RYDAL GROVE, HELSBY, FRODSHAM

**£255,000**

**An appealing, mature bay fronted semi-detached family home built in the 1930's by reputable local builders, Clare and Ryder. The house retains traditional character features blended with modern, tasteful decor making it ideal for couples and families alike.**

The house has been subject to recent internal refurbishment with upgrades to the kitchen and bathroom, a new water main and general improvements throughout. The result is a home ready for new owners to enjoy from day one.

The layout consists of an entrance hallway, large through lounge, a modern fitted kitchen/dining room, three bedrooms and a smart modern bathroom. There are double glazed windows and doors and gas fired central heating is installed.





Plenty of parking is available to the front and gated side access leading to a garage although access is limited to smaller vehicles only. The rear garden includes a good sized lawn and deck seating areas for morning and afternoon sunshine.

### LOCATION

The property is situated within a sought after cul-de-sac, in a well established area of Helsby, convenient for access to local facilities and shops including a Tesco supermarket. The house is also within a few minutes walk from Horns Mill Primary School and close to open countryside. The road, rail and motorway networks allow daily commuter access to many part of the North West including Chester, Warrington, Liverpool and Manchester.

### TENURE

Freehold.

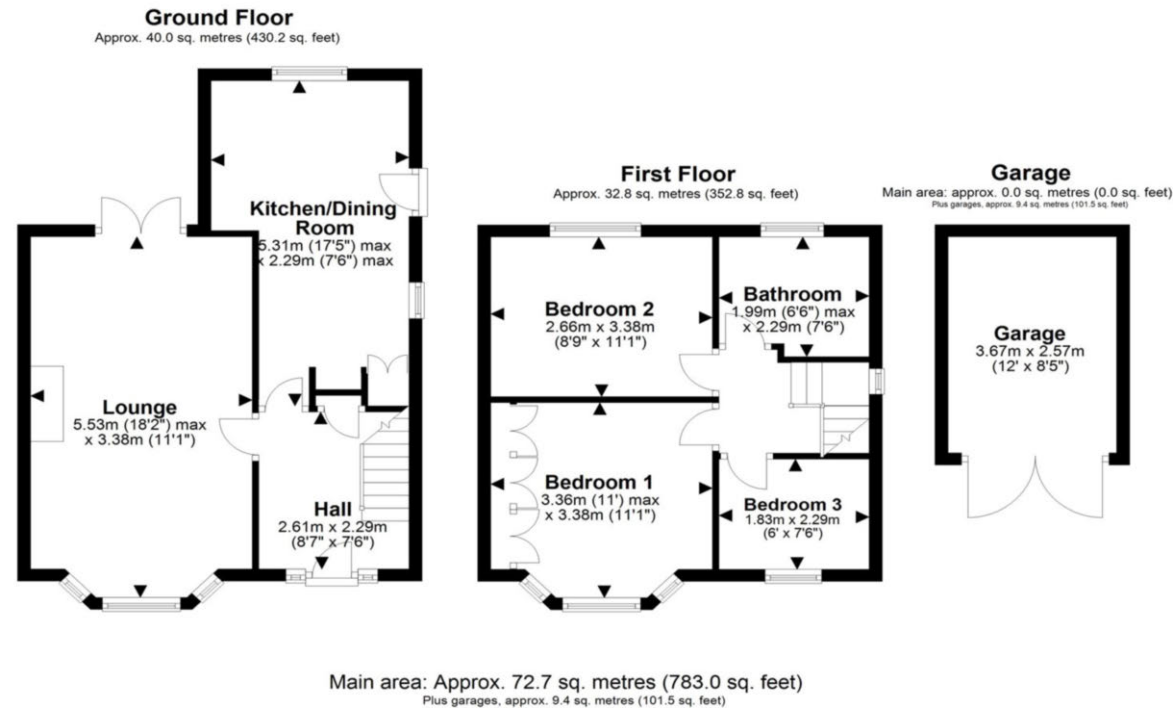
### COUNCIL TAX

Band C. Cheshire West & Chester.

### EPC RATING

Current E.





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**