



**GASCOIGNE
HALMAN**

HILL VIEW AVENUE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



HILL VIEW AVENUE, HELSBY, FRODSHAM

£260,000

An attractive, 1930's built semi-detached family home with upgraded and improved accommodation, off road parking and a good sized rear garden.

The house retains character features typical of the 1930's era together with a feeling of traditional quality. The interior layout includes a welcoming entrance hall, a through lounge/dining room and a fitted kitchen. There are three bedrooms and a stylish modern bathroom to the first floor. There are double glazed windows and gas fired central heating is installed.





There is parking to the front for several vehicles whilst to the rear, there is a good sized rear garden with lawn, patio area and flower beds.

LOCATION

The property is situated within a sought after and 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 is within catchment for Helsby High School. Open countryside is on the doorstep with local country walks and Helsby Hill nearby. The road, rail and motorway networks allow daily commuter access to many part of the North West including Chester, Warrington, Liverpool and Manchester.

TENURE

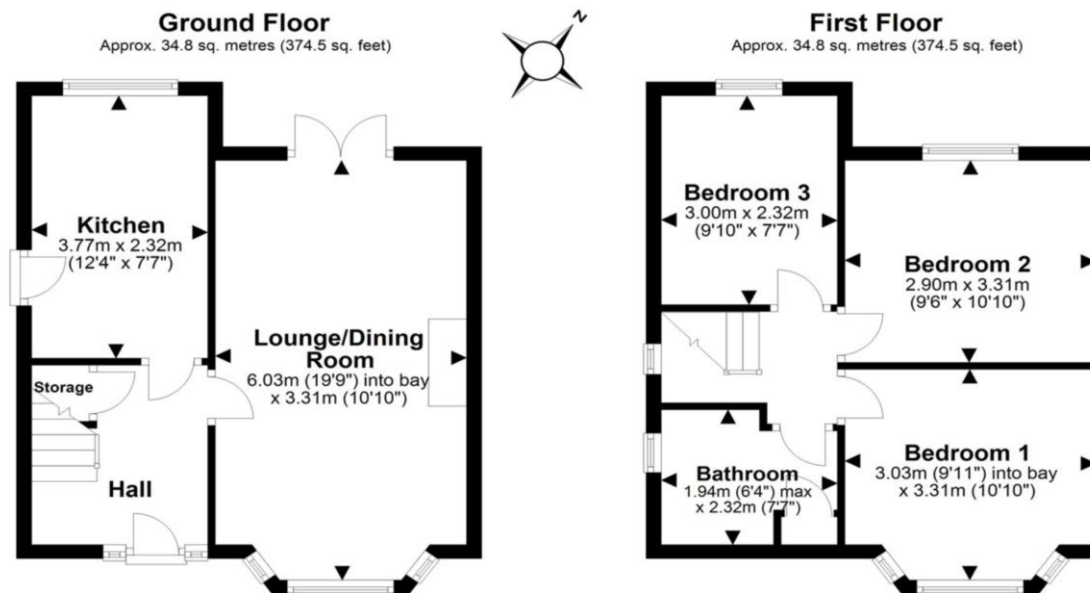
Leasehold for the residue of a 999 year term from 27 June 1938. Ground rent is payable of £4 per year.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATION

Current D



Total area: approx. 69.6 sq. metres (748.9 sq. feet)

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