



**GASCOIGNE
HALMAN**

MILL RISE, HELSBY

THE AREAS LEADING ESTATE AGENT



MILL RISE, HELSBY

£350,000

A stylish, individual townhouse offering superb, spacious accommodation, built in 2007 and forming part of a small select development of just 9 homes, in a sought after area of Helsby.

A smart and stylish end townhouse built to a unique and creative design in 2007 with the result being a home of considerable appeal. The accommodation extends to over 1500 sq ft (142 sq m) and offers plenty of flexible space and impressive room sizes. The house is set back and elevated with private steps leading to the front garden. Once inside, there is a feeling of space with the ground floor offering two large living rooms, a spacious kitchen/breakfast room, utility room and a cloakroom/WC.





The first floor features three double bedrooms and two bathrooms, one being en-suite to the main bedroom. The house has double glazed windows and gas fired central heating is installed.

The private rear garden enjoys a good degree of privacy and a South West facing aspect. There is a large garage set beneath the front garden and driveway parking.

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.

TENURE

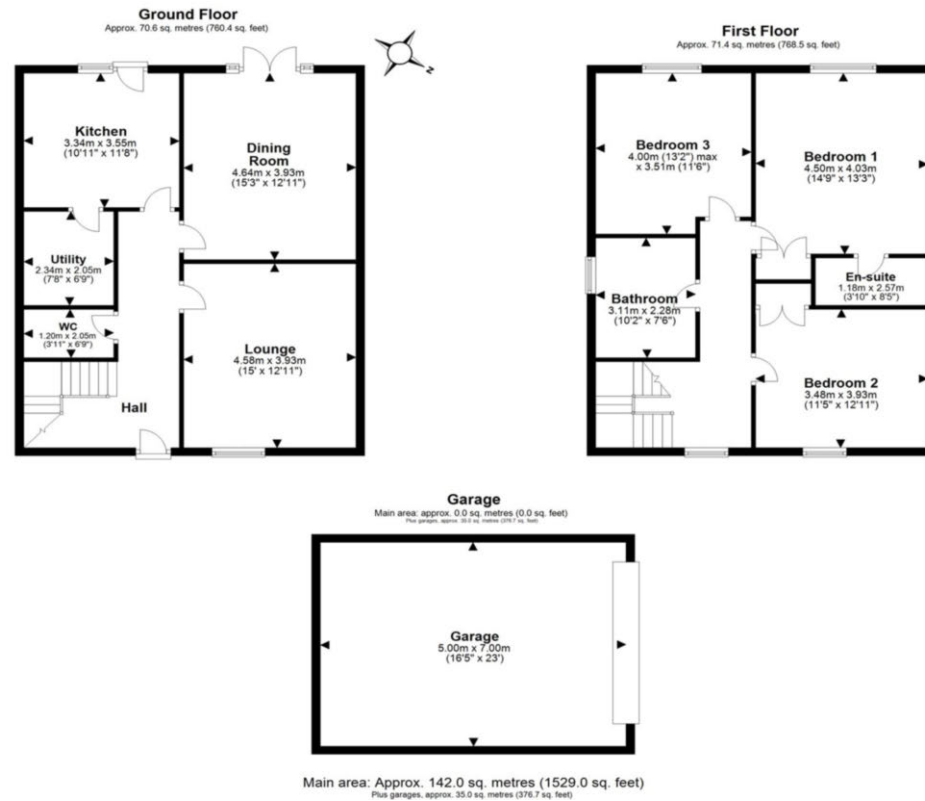
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current C



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**