



**GASCOIGNE
HALMAN**

HILL VIEW AVENUE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



HILL VIEW AVENUE, HELSBY, FRODSHAM

£225,000

An attractive, traditional bay fronted 1930's built semi-detached house being offered for sale for the first time in 70 years.

The property has been in the same ownership for 70 years and it is clear to see that during this time, it has been well maintained and cared for. The sale provides an exciting opportunity for new owners to invest time and money and create a home to their own taste and specification. It will be possible to move in and enjoy the house from day one, with improvements completed over time if desired.





The internal layout includes an entrance hall, through lounge, an extended kitchen/diner and a cloakroom/WC. The first floor has two double bedrooms, a boxroom, (used as a third bedroom), a bathroom and WC. Gas fired central heating is installed and double glazed windows fitted throughout.

There is driveway parking to the front and a good sized enclosed rear garden featuring patio and lawn. There is a single garage that may contain asbestos sheet and need specialist removal.

LOCATION

Hill View Avenue is a popular road in a well established area of Helsby. The popularity of the area has resulted in many of the homes remaining in long term ownership and some have been subject to significant financial investment, extension and improvement. There are shops and facilities within walking distance including a Tesco supermarket. Horns Mill Primary School is nearby and the property is also within catchment for Helsby High School. The area is close to open countryside with popular local walks including Helsby Hill. The road, rail and motorway networks allow daily commuter access to many parts of the North West.

TENURE

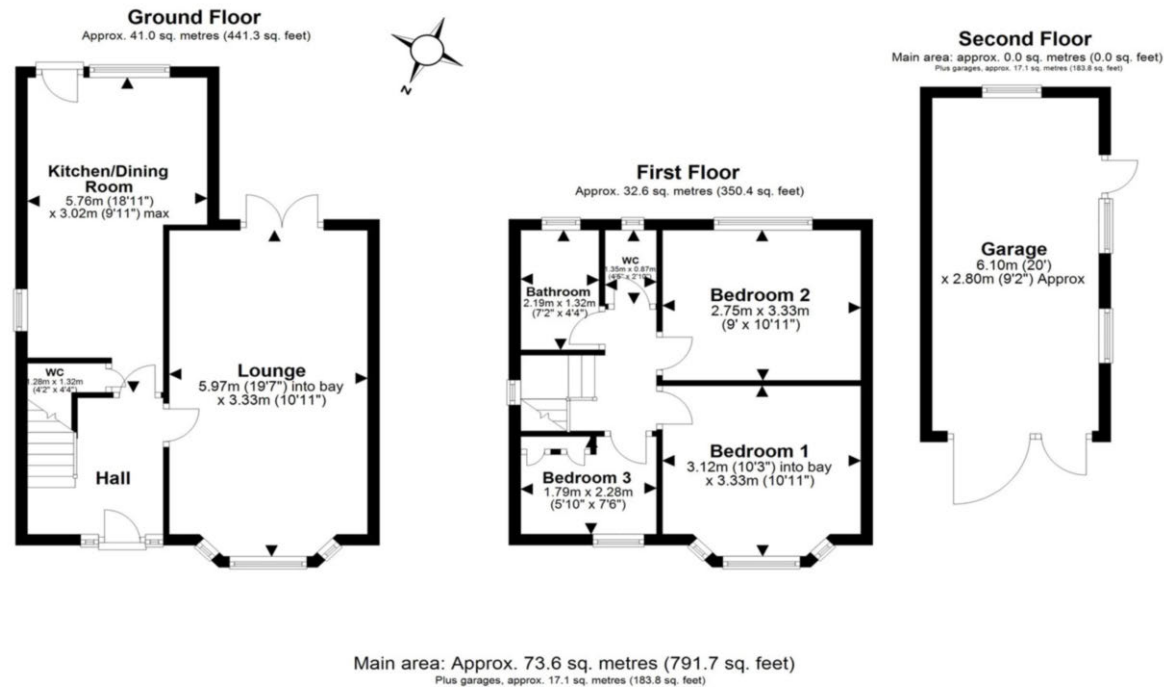
Freehold

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



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