



**GASCOIGNE
HALMAN**

LATHAM AVENUE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



LATHAM AVENUE, HELSBY, FRODSHAM

Offers in Region of £350,000.00

Enjoying an excellent corner plot and offering great potential for updating, improvement and possible extension, this detached family home is being offered for sale for the first since 1975.

A much loved family home in a prime corner plot offering a great opportunity for new owners to make their forever home.

The property has spacious accommodation that will require general modernisation and updating but potential also exists to extend, subject to planning permission being obtained.





The current layout includes a hallway with cloakroom/WC, a good sized lounge, separate dining room and a kitchen. The first floor has three bedrooms, a bathroom and there is plenty of built in storage. Double glazed windows are fitted and gas fired central heating is installed.

The plot extends to three sides and is 0.13 of an acre. There is ample driveway parking and an attached single garage. The mature front, side and rear gardens include lawns, flower beds and a selection of shrubs and plants.

LOCATION

The property is situated within a well established residential area where many homes have remained in long term ownership. Those recently sold have often been subject to investment with improvements and extension, testament to the popularity of the area. The location is convenient for access to a range of local facilities and shops including a Tesco supermarket. The house is close to Horns Mill Primary School and open countryside. The road, rail and motorway networks allow daily commuter access to many part of the North West. Regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

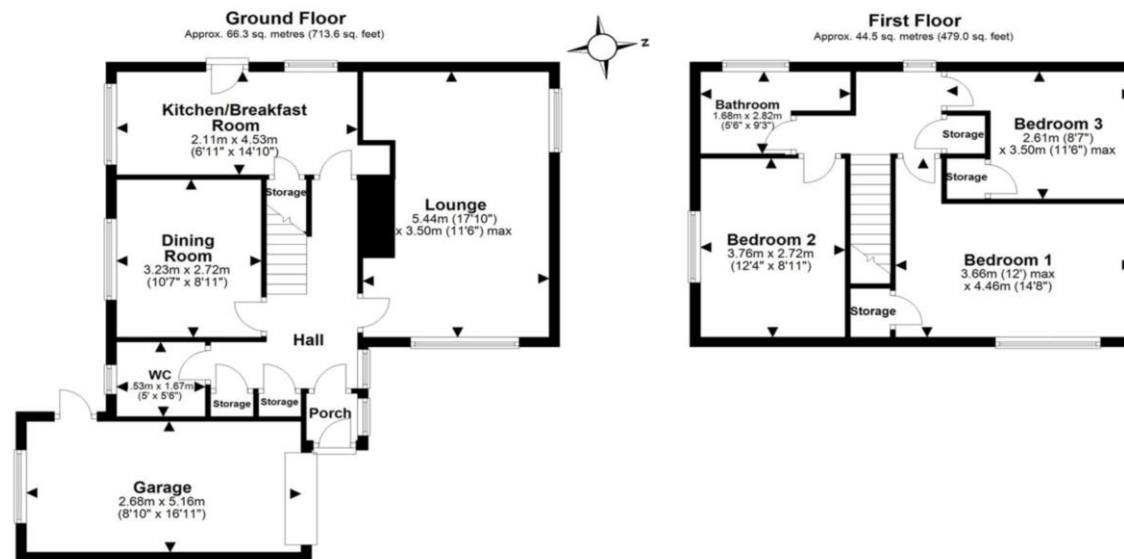
The property is Leasehold for the residue of an initial 999 year term, from 1965. Ground rent is £15 per year.

COUNCIL TAX

Band D. 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

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